

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:44 AM  
**To:** Paul Cramer  
**Subject:** FW: Comprehensive Zoning Ordinance

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Pamela Branning [<mailto:pkbmd@me.com>]  
**Sent:** Saturday, November 30, 2013 8:12 AM  
**To:** Robert D. Rivers; [itally@nola.gov](mailto:itally@nola.gov); Kristin G. Palmer; [jbickarson@nola.gov](mailto:jbickarson@nola.gov); Stacy Head  
**Cc:** [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Comprehensive Zoning Ordinance

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely and thanks,*

*Pamela Branning*

*1235 Decatur St.*

*New Orleans, LA 70116*

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:52 AM  
**To:** Paul Cramer  
**Subject:** FW: Comprehensive Zoning Ordinance

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Sam Armstrong [<mailto:samarmstrongrealtor@yahoo.com>]  
**Sent:** Friday, November 29, 2013 3:06 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org);  
[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Re: Comprehensive Zoning Ordinance

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in **Section 8.1** of the **CZO** that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,*  
Sam Armstrong, Realtor

Prestige Properties of Louisiana, LLC  
520 St. Louis  
New Orleans, La 70130

Licensed in Louisiana, USA  
[samarmstrongrealtor@yahoo.com](mailto:samarmstrongrealtor@yahoo.com) 504-252-2885

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:46 AM  
**To:** Paul Cramer  
**Subject:** FW: New Orleans Comprehensive Zoning Ordinance

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Stanley Morris [<mailto:stanley@rtzinc.org>]  
**Sent:** Friday, November 29, 2013 5:53 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** New Orleans Comprehensive Zoning Ordinance

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. As a home owner in the Bywater neighborhood, I see first hand on a daily basis the value in keeping the historic character of our residential neighborhoods in check. Secondly, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Sincerely,*

*Stanley Morris*

**STANLEY MORRIS, CEO**  
**RESTAURANT T Z INC**  
3049 N. RAMPART STREET  
NEW ORLEANS, LA 70117  
415-279-7138  
[STANLEY@RTZINC.ORG](mailto:STANLEY@RTZINC.ORG)

## Jeremy E. Tennant

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**From:** Anthony Johnson <tonybern@cox.net>  
**Sent:** Saturday, November 30, 2013 9:20 AM  
**To:** Jackie B. Clarkson; jwreed@bellsouth.net; islandlog@aol.com; cgarber@OFFSHOREES.com; rsv\_int@yahoo.com; renefransenllc@gmail.com; rjlfla1234@aol.com; bonin.edward@gmail.com; 2gw2002@gmail.com; TinTop12@aol.com; wgallas@louisianalandmarks.org; kreweoftruth@kreweoftruth.net; rvanlang@bellsouth.net; kate@thequartern.com; plutotooyou@hotmail.com; dauphinehouse@hotmail.com; bettysgarden@gmail.com; amarino@smr-lawfirm.com; terrellcorley@bellsouth.net; kate68@kmbishop.com; wmr@stanleyreuter.com; jlt@stanleyreuter.com; williamjshoop@aol.com; Kyle@semmlaw.com; jaspekar@cox.net; cvlegget@cox.net; cajunmark@aol.com; jstillwell@gmail.com; sherrybwalker@yahoo.com; noranatale@aol.com; jaydenny53@hotmail.com; foogey@gmail.com; djt515@gmail.com  
**Cc:** Stacy Head; Cynthia H. Morrell; LaToya Cantrell; Susan G. Guidry; James A. Gray; Kristin G. Palmer; Ronald J. Pursell; Lary Hesdorffer; Joseph B. Rochelle; Natalie K. Mitchell; Leslie T. Alley  
**Subject:** RE: Joint Action Alert re: CZO from VCPORA + FQC

Mrs. Clarkson, then please tell us why the draft CZO deletes vital Section 8.1. language that requires the Vieux Carre Commission to ensure that the character of the Quarter is protected....and what you're going to do about it.

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**From:** Jackie B. Clarkson [mailto:jbclarkson@nola.gov]  
**Sent:** Saturday, November 30, 2013 8:48 AM  
**To:** 'tonybern@cox.net'; 'jwreed@bellsouth.net'; 'islandlog@aol.com'; 'cgarber@OFFSHOREES.com'; 'rsv\_int@yahoo.com'; 'renefransenllc@gmail.com'; 'rjlfla1234@aol.com'; 'bonin.edward@gmail.com'; '2gw2002@gmail.com'; 'TinTop12@aol.com'; 'wgallas@louisianalandmarks.org'; 'kreweoftruth@kreweoftruth.net'; 'rvanlang@bellsouth.net'; 'kate@thequartern.com'; 'plutotooyou@hotmail.com'; 'dauphinehouse@hotmail.com'; 'bettysgarden@gmail.com'; 'amarino@smr-lawfirm.com'; 'terrellcorley@bellsouth.net'; 'kate68@kmbishop.com'; 'wmr@stanleyreuter.com'; 'jlt@stanleyreuter.com'; 'williamjshoop@aol.com'; 'Kyle@semmlaw.com'; 'jaspekar@cox.net'; 'cvlegget@cox.net'; 'cajunmark@aol.com'; 'jstillwell@gmail.com'; 'sherrybwalker@yahoo.com'; 'noranatale@aol.com'; 'jaydenny53@hotmail.com'; 'foogey@gmail.com'; 'djt515@gmail.com'  
**Cc:** Stacy Head; Cynthia H. Morrell; LaToya Cantrell; Susan G. Guidry; James A. Gray; Kristin G. Palmer; Ronald J. Pursell; Lary Hesdorffer; Joseph B. Rochelle; Natalie K. Mitchell; Leslie T. Alley  
**Subject:** Re: Joint Action Alert re: CZO from VCPORA + FQC

Mr. Johnson, that's not very nice! We would not have a Master Plan or new CZO w/o our Planning Commission. As the Author, I can make that statement!! In my 24 yrs of gov service, noyhing has been so valuable, city wide, to residential integrity, as our CPC!! In fact, I can verify 20 yrs before that as a Realtor! Thank you, Jackie Clarkson

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**From:** Anthony Johnson [mailto:tonybern@cox.net]  
**Sent:** Friday, November 29, 2013 02:12 PM  
**To:** 'John Reed' <jwreed@bellsouth.net>; 'Jon Kemp' <islandlog@aol.com>; 'Chuck Garber' <cgarber@OFFSHOREES.com>; 'Rodney Villarreal' <rsv\_int@yahoo.com>; 'Rene Fransen' <renefransenllc@gmail.com>; 'Rene' Fransen' <rjlfla1234@aol.com>; 'Eddie Bonin' <bonin.edward@gmail.com>; 'GW' <2gw2002@gmail.com>; TinTop12@aol.com <TinTop12@aol.com>; wgallas@louisianalandmarks.org <wgallas@louisianalandmarks.org>; kreweoftruth@kreweoftruth.net <kreweoftruth@kreweoftruth.net>; 'Robert' <rvanlang@bellsouth.net>; kate@thequartern.com <kate@thequartern.com>; 'KiKi nixon' <plutotooyou@hotmail.com>; 'Karen Jeffries' <dauphinehouse@hotmail.com>; bettysgarden@gmail.com <bettysgarden@gmail.com>; amarino@smr-lawfirm.com <amarino@smr-lawfirm.com>; terrellcorley@bellsouth.net <terrellcorley@bellsouth.net>; kate68@kmbishop.com <kate68@kmbishop.com>; wmr@stanleyreuter.com <wmr@stanleyreuter.com>; jlt@stanleyreuter.com

<jlt@stanleyreuter.com>; williamjshoop@aol.com <williamjshoop@aol.com>; 'Kyle Schonekas' <Kyle@semmlaw.com>; 'William Pekar' <jaspekar@cox.net>; cvlegget@cox.net <cvlegget@cox.net>; cajunmark@aol.com <cajunmark@aol.com>; jstillwell@gmail.com <jstillwell@gmail.com>; sherrybwalker@yahoo.com <sherrybwalker@yahoo.com>; noranatale@aol.com <noranatale@aol.com>; jaydenny53@hotmail.com <jaydenny53@hotmail.com>; foogey@gmail.com <foogey@gmail.com>; djt515@gmail.com <djt515@gmail.com>; fgfemme@gmail.com <fgfemme@gmail.com>; rdcarl123@gmail.com <rdcarl123@gmail.com>; hayesthompson41@gmail.com <hayesthompson41@gmail.com>; laurenpuiglia@gmail.com <laurenpuiglia@gmail.com>; maximprop@gmail.com <maximprop@gmail.com>; crouse50@embargmail.com <crouse50@embargmail.com>; tessapatock@gmail.com <tessapatock@gmail.com>; 'allenrader@hotmail.com' <'allenrader@hotmail.com'>; 'algiers@juno.com' <'algiers@juno.com'>; bobdales@yahoo.com <bobdales@yahoo.com>; 'gio\_new\_orleans@yahoo.com' <'gio\_new\_orleans@yahoo.com'>; 'kathypharrell@gmail.com' <'kathypharrell@gmail.com'>; 'curbside@nocoxmail.com' <'curbside@nocoxmail.com'>; 'mfcrouch@bellsouth.net' <'mfcrouch@bellsouth.net'>; 'chalmetion@yahoo.com' <'chalmetion@yahoo.com'>; 'jack.parsons@live.com' <'jack.parsons@live.com'>; 'harrislease@yahoo.com' <'harrislease@yahoo.com'>; virginajoe2012@yahoo.com <virginajoe2012@yahoo.com>; bdreier59@yahoo.com <bdreier59@yahoo.com>; taaffecatton@hotmail.com <taaffecatton@hotmail.com>; 'billkappel@gmail.com' <'billkappel@gmail.com'>; 'nounie143@gmail.com' <'nounie143@gmail.com'>; womackmje@billsouth.net <womackmje@billsouth.net>; bobdales@yahoo.com <bobdales@yahoo.com>; president@faubourgmarigny.org <president@faubourgmarigny.org>; alexv@faubourgmarigny.org <alexv@faubourgmarigny.org>; treasurer@faubourgmarigny.org <treasurer@faubourgmarigny.org>; secretary@faubourgmarigny.org <secretary@faubourgmarigny.org>; billw@faubourgmarigny.org <billw@faubourgmarigny.org>; lisas@faubourgmarigny.org <lisas@faubourgmarigny.org>; davidB@faubourgmarigny.org <davidB@faubourgmarigny.org>; johng@faubourgmarigny.org <johng@faubourgmarigny.org>; peterh@faubourgmarigny.org <peterh@faubourgmarigny.org>; TinTop12@aol.com <TinTop12@aol.com>; 'Carol Allen' <nolacarol@gmail.com>; 'Meg Lousteau' <meglousteau@gmail.com>; wgallas@louisianalandmarks.org <wgallas@louisianalandmarks.org>; amarino@smr-lawfirm.com <amarino@smr-lawfirm.com>; 'Sandra Stokes' <slstokes@earthlink.net>; 'Lloyd N. Shields' <LNS@shieldsmottlund.com>; 'Justin Winch' <jwinch@smithstag.com>

**Cc:** Jackie B. Clarkson; Stacy Head; Cynthia H. Morrell; LaToya Cantrell; Susan G. Guidry; James A. Gray; Kristin G. Palmer; Ronald J. Pursell; Lary Hesdorffer

**Subject:** FW: Joint Action Alert re: CZO from VCPORA + FQC

**“WHEN THE CITY PLANNING COMMISSION IS PLANNING, NO RESIDENTIAL PROPERTY IS SAFE.”**

The deadline for your protest is three hours from now, 5:00 PM, Friday, November 29, 2013.

Email right now and tell these officials that you want these neighborhood protections retained in the new zoning ordinance! Email addresses below:

[rddrivers@nola.gov](mailto:rddrivers@nola.gov), [ltalley@nola.gov](mailto:ltalley@nola.gov), [kcpalmer@nola.gov](mailto:kcpalmer@nola.gov), [jblkcarson@nola.gov](mailto:jblkcarson@nola.gov), [shead@nola.gov](mailto:shead@nola.gov), [info@vcpora.org](mailto:info@vcpora.org), [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)

The draft CZO deletes vital language that requires the Vieux Carre Commission to ensure that the character of the Quarter is protected. Known as Section 8.1. it mandates that the VCC only issue a permit under the following conditions: *The historic character of the Vieux Carré shall not be injuriously affected; signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted; building designs shall be in harmony with the traditional architectural character of the Vieux Carré; the value of the Vieux Carré as a place of unique interest and character shall not be impaired.* **None** of this language is included in the draft CZO. These vital

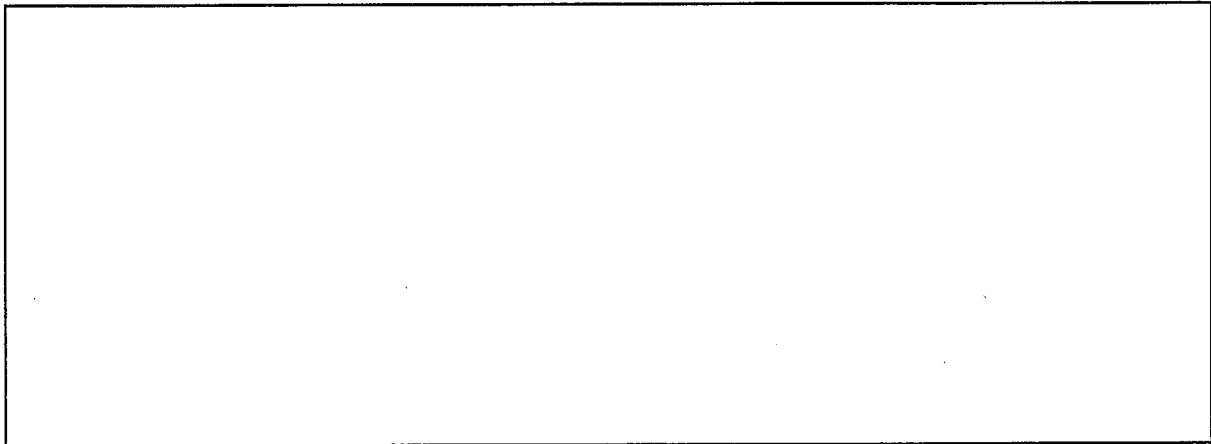
protections must continue to be a part of the VCC's evaluation process, or we will lose our cherished neighborhood to pure greed.

This deliberate excision opens the entire French Quarter to unrestricted commercial/entertainment development, and is a death blow to the Vieux Carre Commission

### CITIZENS ACTION COMMITTEE

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**From:** VCPORA [mailto:VCPORA@wildapricot.org]  
**Sent:** Friday, November 29, 2013 10:48 AM  
**To:** Anthony & Bernadette Johnson  
**Subject:** Joint Action Alert re: CZO from VCPORA + FQC



*Members and friends, in case you missed this email yesterday, we are sending it again. We would not intrude on your holidays if the matter at hand were not of such importance to the Quarter and the city as a whole. Please, take just a moment to read below and email our city leaders (and thanks to the dozens of you who already have!). The deadline is 5 pm today - don't wait!*

## **JOINT ACTION ALERT FROM VCPORA AND FRENCH QUARTER CITIZENS**

Written comments on the city's draft **Comprehensive Zoning Ordinance** are due tomorrow, Friday, November 29. **VCPORA** and **French Quarter Citizens** have been reviewing the voluminous document (which can be viewed by [clicking here](#)) for the past few weeks. We applaud the dedicated

City Planning Commission staff and commission, and the thousands of participating citizens whose work and input resulted in a needed overhaul of this vital city document.

As with anything this complex, there are many aspects in the draft that are only now becoming clear. Most are tremendous improvements over the current CZO, but two are very alarming, and **we need your help to bring these to the city's attention.**

First, the draft CZO deletes vital language that requires the Vieux Carre Commission to ensure that the character of the Quarter is protected. Known as Section 8.1, it mandates that the VCC only issue a permit under the following conditions: *The historic character of the Vieux Carré shall not be injuriously affected; signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted; building designs shall be in harmony with the traditional architectural character of the Vieux Carré; the value of the Vieux Carré as a place of unique interest and character shall not be impaired.* **None** of this language is included in the draft CZO. We strongly believe that these vital protections must continue to be a part of the VCC's evaluation process.

Second, changes to the rules about restaurants and alcoholic beverage outlets amount to a loosening of the current restrictions to the point that all standard restaurants would be able to serve alcohol and many (particularly those in the CBD and historic neighborhoods) would be automatically permitted to offer live entertainment. Writes **Keith Hardie**, New Orleans attorney and neighborhood activist, "These changes will have a dramatic effect on neighborhood business districts, all of which can now become more like Frenchman Street. The change in the way restaurants serving alcohol are regulated will remove from the City Planning Commission and City Council their ability to make sure that restaurants are good fits for our older neighborhoods, and the city-wide late night closing hours will encourage more restaurants to operate as bars. This one-size-fits-all approach is inappropriate for a City with diverse neighborhoods." VCPORA and French Quarter Citizens urge that the current regulations remain.

## WHAT CAN YOU DO?

Email the city and tell them that you want these neighborhood protections retained in the new zoning ordinance! Email addresses and suggested text below, but feel free to write your own message.

[rddrivers@nola.gov](mailto:rddrivers@nola.gov), [ltalley@nola.gov](mailto:ltalley@nola.gov), [kcpalmer@nola.gov](mailto:kcpalmer@nola.gov), [jblackarson@nola.gov](mailto:jblackarson@nola.gov), [shead@nola.gov](mailto:shead@nola.gov), [info@vcpora.org](mailto:info@vcpora.org),  
[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Sincerely,*

Again, the city has set the deadline for written comments as tomorrow, so please, take a moment today or tomorrow to send in an email!

# THANK YOU!

VCPOA | 816 N. Rampart St. | New Orleans, LA 70116 | 504-581-7200 | [www.vcpora.org](http://www.vcpora.org)

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■

[Unsubscribe](#)



**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:50 AM  
**To:** Paul Cramer  
**Subject:** FW: DRAFT COMPREHENSIVE ZONING ORDINANCE

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Anthony Johnson [<mailto:tonybern@cox.net>]  
**Sent:** Friday, November 29, 2013 3:32 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org); Lary Hesdorffer  
**Cc:** Lary Hesdorffer; 'John Reed'; 'Jon Kemp'; 'Chuck Garber'; 'Rodney Villarreal'; 'Rene Fransen'; 'Rene' Fransen'; 'Eddie Bonin'; 'GW'; [craigg@mccgroup.com](mailto:craigg@mccgroup.com); 'Lloyd N. Shields'; 'Justin Winch'; [TinTop12@aol.com](mailto:TinTop12@aol.com); [wgallas@louisianalandmarks.org](mailto:wgallas@louisianalandmarks.org); [kreweoftruth@kreweoftruth.net](mailto:kreweoftruth@kreweoftruth.net)  
**Subject:** DRAFT COMPREHENSIVE ZONING ORDINANCE

The draft CZO deletes vital language that requires the Vieux Carre Commission to ensure that the character of the Quarter is protected. Known as Section 8.1. it mandates that the VCC only issue a permit under the following conditions: *The historic character of the Vieux Carré shall not be injuriously affected; signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted; building designs shall be in harmony with the traditional architectural character of the Vieux Carré; the value of the Vieux Carré as a place of unique interest and character shall not be impaired.* **None** of this language is included in the draft CZO. These vital protections must continue to be a part of the VCC's evaluation process, or we will lose our cherished neighborhood to pure greed and the golden goose will die.

This deliberate excision opens the entire French Quarter to **unrestricted commercial/entertainment development**, and is a **death blow to the Vieux Carre Commission**

**WAKE UP!**

Anthony N. Johnson  
Speaker, Citizens Action Committee

## Dale W. Thayer

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**From:** Robert D. Rivers  
**Sent:** Wednesday, December 04, 2013 3:37 PM  
**To:** Paul Cramer  
**Subject:** FW: Please protect the French Quarter!

Robert D. Rivers  
Executive Director  
New Orleans City Planning Commission  
1300 Perdido Street, 7th Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

-----Original Message-----

From: [bbbultman@aol.com](mailto:bbbultman@aol.com) [<mailto:bbbultman@aol.com>]  
Sent: Friday, November 29, 2013 4:19 AM  
To: Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
Subject: Please protect the French Quarter!

Dear City Leaders:

You've put in many hours to update the city's Comprehensive Zoning Ordinance, but I want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. Do you really believe that the unique cultural fabric of New Orleans will benefit from more daiquiri shops blaring "Cheeseburger in Paradise" into our historic streets?

Please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets. We need to keep the current rules in place.

Please consider the ramifications,

Respectfully yours,  
Bethany Bultman

Bethany Ewald Bultman  
PRESIDENT & DIRECTOR

New Orleans Musicians Assistance Foundation  
504 415-3514 NOMAF OFC. (Mon-Thurs 10AM-4PM)  
[www.nomaf.org](http://www.nomaf.org) <<http://www.nomaf.org/>>

New Orleans Musicians' Clinic  
[www.neworleansmusiciansclinic.org](http://www.neworleansmusiciansclinic.org) <<http://www.neworleansmusiciansclinic.org/>>  
Patient Appts: 504 412-1366 (Monday-Friday 9AM-4PM)

**Jeremy E. Tennant**

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**From:** brentconatser' <brentconatser@gmail.com>  
**Sent:** Sunday, December 01, 2013 4:56 AM  
**To:** Robert D. Rivers  
**Cc:** Leslie T. Alley  
**Subject:** Comprehensive Zoning ordinance

Dear City Leaders

I thank you for the work you've done to update the City's Comprehensive Zone Ordinance but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the czo that protects the character and uniqueness of the vieux carre.

Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases become live entertainment venues as matter or right. Without those protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

Sincerely

C. Brent Conatser

Sent from Samsung tablet

## Jeremy E. Tennant

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**From:** Carol Allen <nolacarol@gmail.com>  
**Sent:** Friday, November 29, 2013 11:42 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org OFFICE; info@frenchquartercitizens.org; Cynthia H. Morrell; Susan G. Guidry; James A. Gray; LaToya Cantrell  
**Subject:** CZO Deadline Looms

Dear members of the City Planning Department and City Council,

Although we have carefully analyzed the CZO to the extent we possibly could, we only realized this past week that Section 8.1 has been removed from the document. Maintaining this language is crucial to protecting the character and uniqueness of the Vieux Carre. Eliminating it strips the power of the VCC and benefits nobody but developers. The second major point we discovered this week is that the rules have changed to allow standard restaurants to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Unless protection is maintained, standard restaurants throughout our city's neighborhoods could become establishments incompatible with their residential surroundings and negatively impacting property values.

We have been told it is not possible to extend the deadline for comments to the CZO, but another week or two would have been very helpful to those of us scrambling to stay abreast of this very important matter.

We must keep these rules in place!

Carol

Carol Allen  
837 Royal St.  
New Orleans, LA. 70116

Our lives begin to end the day we become silent about things that matter. MLK

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:49 AM  
**To:** Paul Cramer  
**Subject:** FW: Please update CZO to protect historic district neighborhoods

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Carol Gniady [<mailto:carolgniady@icloud.com>]  
**Sent:** Friday, November 29, 2013 4:02 PM  
**To:** Leslie T. Alley; Robert D. Rivers; Kristin G. Palmer; [jbclarkson@nola.com](mailto:jbclarkson@nola.com); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Please update CZO to protect historic district neighborhoods

Dear City Leaders:

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about three elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Thirdly, please keep the height limit on high rise buildings to 50 feet. An expansion to 75 feet would be out of scale and would set a precedent for over-development of the historic district neighborhoods including the Marigny and French Quarter.*

Sincerely,

Carol Gniady  
910 St. Roch  
New Orleans, LA 70117  
(504) 948-1859

**Jeremy E. Tennant**

---

**From:** Carolyn Dunn Goodwin <carolyndg2004@yahoo.com>  
**Sent:** Friday, November 29, 2013 10:06 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org  
**Subject:** CZO

Good Day:

First, Happy Thanksgiving weekend to all. Here's hoping this message is reviewed before your deadline for comments on the revisions to the revised CZO. This weekend, which is widely regarded as a four day holiday, is a horrible time for a deadline.

Despite this, I wish to compliment you for completing this arduous and vital task. However, there are some areas of concern for me, a French Quarter resident. Please retain the language in Section 8.1 of the CZO. This serves to protect the uniqueness and character of the Quarter.

Also, do not alter the rules for standard restaurants to allow them to become alcoholic beverage outlets, and in many cases, become live entertainment venues. This could lead to many restaurants becoming establishments that are incompatible with their surroundings.

In most sections of the city, we live very closely together our homes and businesses often touching. We are impacted by our neighbors which are often businesses more than in most cities. Help us retain our peaceful homes. It's our right.

Thank You,  
Carolyn D. Goodwin  
713 Burgundy St.  
New Orleans, LA 70116  
504-358-9121  
[carolyndg2004@yahoo.com](mailto:carolyndg2004@yahoo.com)



**Jeremy E. Tennant**

---

**From:** Cindy & Kevin <monsuoon@cox.net>  
**Sent:** Thursday, November 28, 2013 9:04 PM  
**To:** info@frenchquartercitizens.org; Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer;  
jblckarson@nola.gov; Stacy Head; info@vcpora.org  
**Subject:** CZO

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

K. Morris  
& C. Chapman  
721 Touro St 70116

**Jeremy E. Tennant**

---

**From:** Cybil Curtis <curtis@greatchefs.com>  
**Sent:** Friday, November 29, 2013 10:32 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org; info@frenchquartercitizens.org  
**Subject:** Comprehensive Zoning Ordinance

*Dear City Leaders:*

*We thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained.*

*First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. So many of these establishments are already out of control. Consequently, we need to keep the current rules in place.*

*Thank you again.*

*Sincerely,*

Cybil W. Curtis  
Mitchell S. Burd  
831 St. Louis Street  
Units B & G  
New Orleans, LA 70112  
504.390.7809

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:53 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO Draft Letter

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Dan and Diane [<mailto:harrislease@yahoo.com>]  
**Sent:** Friday, November 29, 2013 2:32 PM  
**To:** Robert D. Rivers  
**Subject:** CZO Draft Letter

City Planning Commission:

Sixteen years ago we bought our home on a predominantly residential street; and we lived in peace and harmony with our neighbors for several years. This changed when illegal live entertainment was introduced on our street, and was enabled and encouraged to continue because of lack of enforcement. This was despite on-going calls for enforcement by affected residents and the FMIA, our neighborhood association.

Since that time we have seen the steady erosion of our quality of life and a "severe" impact to our property values as noted by the assessor. If bars and live entertainment are automatically given a pass as proposed in the current draft of the CZO you will accelerate and guarantee the potential erosion of all historic neighborhoods.

Over the years, we and hundreds of our fellow citizens participated in the processes such as the Riverfront 2005, UNOP, Master Plan/CZO in the belief that we could help to create more balanced and liveable neighborhoods.

It would be a mockery of citizen involvement and good faith to enact a CZO that seems designed to do just the opposite.

Please re-visit this plan to respect and reflect the needs and stated desires of the hundreds of residents to preserve and protect these unique and irreplaceable historic neighborhoods.

Sincerely,

Dan Harris and Diane Lease

726 Franklin Avenue

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 12:18 PM  
**To:** Paul Cramer  
**Subject:** FW: CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** David [<mailto:d1319dec@cox.net>]  
**Sent:** Thursday, November 28, 2013 5:15 PM  
**To:** Robert D. Rivers; Kristin G. Palmer; Stacy Head; Jackie B. Clarkson; [info@vcpora.org](mailto:info@vcpora.org); FQ Citizens; CPCinfo  
**Subject:** CZO

*Dear City Developers:*

*One last request:*

- 1. retain current Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre.*
- 2. NOT NOT CHANGE the rules for restaurants to allow them to be alcoholic beverage outlets nor become live entertainment venues.*

*PLEASE keep the current rules in place.*

3. Can any verbiage be allowed to curtail the establishment of illegal B&B's in the French Quarter and throughout the City? If any individual wishes to rent out a room in his home as long as he lives there and is on premise while it is being rented or used is not a problem. BUT the continued use of condo's in residential building by individuals allowing others to use them for a day or a weekend is becoming a major problem for everyone especially the residents of our city, HELP us!

thank you

David Peltier  
504-948-7330

## Dale W. Thayer

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:40 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO changes

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Diana Smith [<mailto:bsmith111@peoplepc.com>]  
**Sent:** Saturday, November 30, 2013 8:44 PM  
**To:** Robert D. Rivers; [kdpalmer@nola.gov](mailto:kdpalmer@nola.gov); [jbickerson@nola.gov](mailto:jbickerson@nola.gov); Stacy Head; [jclarkson@nola.gov](mailto:jclarkson@nola.gov); [info@vcpora.org](mailto:info@vcpora.org); Leslie T. Alley; [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Fwd: CZO changes

On Friday I sent the attached e mail mistakenly to incorrect addresses. Please accept as I am forwarding it to you now. Thank you very much. Diana Smith

Sent from my iPhone

Begin forwarded message:

**From:** Diana Smith <[bsmith111@peoplepc.com](mailto:bsmith111@peoplepc.com)>  
**Date:** November 29, 2013 at 5:58:07 PM EST  
**To:** "[kdpalmer@nola.com](mailto:kdpalmer@nola.com)" <[kdpalmer@nola.com](mailto:kdpalmer@nola.com)>, "[ltalley@nola.com](mailto:ltalley@nola.com)" <[ltalley@nola.com](mailto:ltalley@nola.com)>, "[rdrivers@nola.com](mailto:rdrivers@nola.com)" <[rdrivers@nola.com](mailto:rdrivers@nola.com)>, "[shead@nola.com](mailto:shead@nola.com)" <[shead@nola.com](mailto:shead@nola.com)>, "[jbrickerson@nola.com](mailto:jbrickerson@nola.com)" <[jbrickerson@nola.com](mailto:jbrickerson@nola.com)>, "[info@vcpora.org](mailto:info@vcpora.org)" <[info@vcpora.org](mailto:info@vcpora.org)>, "[info@frenchquartercitizens.com](mailto:info@frenchquartercitizens.com)" <[info@frenchquartercitizens.com](mailto:info@frenchquartercitizens.com)>  
**Subject:** CZO changes

As someone who has been in the 900 block of Esplanade for over 30 years and as a member of the board of Louisiana Landmarks Society I am concerned about changes to the city's czo which would jeopardize the French Quarter as well as neighborhoods throughout the city. Please keep Section 8.1 of the CZO. please do not allow standard restaurants to become alcoholic beverage outlets and live entertainment venues. This is crucially important. Thank you, Diana Smith.

Sent from y iPhone

Sent from my iPhone

**Geoffrey N. Moen**

---

**From:** Edward Bonin <bonin.edward@gmail.com>  
**Sent:** Thursday, November 28, 2013 3:33 PM  
**To:** Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org; info@frenchquartercitizens.org  
**Subject:** Proposed changes to CZO

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Sincerely,*

Edward Bonin  
1026 Esplanade Avenue

Sent from my iPad

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:46 AM  
**To:** Paul Cramer  
**Subject:** FW: Written concerns regarding the Comprehensive Zoning Ordinances

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

**From:** erica dudas [<mailto:erica.dudas@gmail.com>]  
**Sent:** Friday, November 29, 2013 4:56 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; Jackie B. Clarkson; Stacy Head; [info@vcpora.org](mailto:info@vcpora.org);  
[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Written concerns regarding the Comprehensive Zoning Ordinances

Dear City Leaders:

As a Treme resident - I want you to think of the future of our neighborhood with this one size fits all approach! Because of the city's popularity, it's natural thing to expand...but too quick is hubris before fall. Let's weed out the businesses with \$\$ in their eyes and count on our cultural capital.

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

Sincerely,  
Erica Dudas



**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:46 AM  
**To:** Paul Cramer  
**Subject:** FW: Joint Action Alert re: CZO from VCPORA + FQC

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

**From:** [rsvpevelyn@aol.com](mailto:rsvpevelyn@aol.com) [<mailto:rsvpevelyn@aol.com>]  
**Sent:** Friday, November 29, 2013 5:34 PM  
**To:** Kristin G. Palmer  
**Cc:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Fwd: Joint Action Alert re: CZO from VCPORA + FQC

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Sincerely,*

Evelyn Rodos  
resident and property owner  
622 SAINT ANN STREET  
[makeyourbodysmarter.com](http://makeyourbodysmarter.com)

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 12:07 PM  
**To:** Paul Cramer  
**Subject:** FW:

Robert D. Rivers  
Executive Director  
New Orleans City Planning Commission  
1300 Perdido Street, 7th Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

-----Original Message-----

From: [faun@faunfenderson.com](mailto:faun@faunfenderson.com) [mailto:[faun@faunfenderson.com](mailto:faun@faunfenderson.com)]  
Sent: Friday, November 29, 2013 9:14 AM  
To: Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
Subject:

Dear City Leaders:

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

Sincerely,

Faun Fenderson

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 12:17 PM  
**To:** Paul Cramer  
**Subject:** FW: keep the current rules in place

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Frances Swigart Steg [<mailto:frances@swigart-steg.com>]  
**Sent:** Thursday, November 28, 2013 6:05 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)>  
**Subject:** keep the current rules in place

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Sincerely,*

Frances Swigart Steg  
504 874-1278  
<http://www.swigart-steg.com>

## Dale W. Thayer

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:55 AM  
**To:** Paul Cramer  
**Subject:** FW: Greetings and Happy Holidays

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
rdrivers@nola.gov

---

**From:** fuzzyfrog [mailto:fuzzyfrog@intouchmi.com]  
**Sent:** Friday, November 29, 2013 1:51 PM  
**To:** Stacy Head; jblckarson@nola.gov; Jackie B. Clarkson; Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer  
**Cc:** info@frenchquartercitizens.org; info@vcpora.org  
**Subject:** Greetings and Happy Holidays

Greetings to all of You;

I want to Thank all of you for the job you are doing trying to protect the French Quarter and the entire City of New Orleans and all of it's diverse neighborhoods.

I understand how hard you are working for us.

But I am very concerned why you are considering wandering away from our original Master Plan, Zoning and Planning Commission Agreements and Building Department laws we have reached and now want to make changes to our Unique and Historical City and it's surroundings?

I want to remind you that we have only One French Quarter in the World and to change the Historical Significance of it after all of these hundreds of years could lead to a irreversible disaster to our future generations.

In particular I ask you to keep the language currently that has been enshrined for generations in Section 8.1 of the CZO that does what I mention above.

It protects the character and uniqueness of the Vieux Carre' and it's Historical Significance that draws Millions of people from all over the world every year for only that reason.

It's mixture of business and citizens in this Historical place that America and the World have nothing else to compare it to,

I would like to remind you that Section 8.1 **Mandates** that the VCC only issue a permit under the following conditions.

I quote " The historic character of the Vieux Carre' shall not be injuriously affected: signs which are garish or out of keeping with character of the Vieux Carre' **"Shall Not Be Permitted"**. **"building designs shall be in harmony with traditional architectural character of the Vieux Carre'";**

**Also the value of the Vieux Carre' as a place of Unique Interest and Character Shall Not Be Impaired.**

**None! of this language is included in the draft of the CZO.**

We strongly believe that these **Vital Protections** must continue to be part of the VCC's evaluation process.

After all there is only one New Orleans.

Is this city about money or is it about **Historical Preservation** of this area that was handed to all of us when we were draw here by our ancestors centuries ago?

I also ask you to not change well established rules that were agreed on many times in our Master Plan and also the Zoning and Planning Commissions plans over many decades.

Why would you consider changing such plans that have been handed down for generations to the residents of our Great City and the Citizens of our Great Country?

Secondly these potential changes concerning the rules about restaurants and alcohol beverage outlets amount to the loosening of the current restrictions to the point that all standard restaurants would be able to serve alcohol and many {particularly those in the CBD and Historic Neighborhoods} and they would automatically be permitted to offer live entertainment at all and any hours.

If you were to allow this why do we have a Master Plan and Zoning and Planning Commissions and Building Codes?  
They would become useless!

You will have negated many generations of our Citizens wishes and their ability to live in this city away from these entertainment areas.

We have worked hard with the business community for years to work and blend in with each other.

You throw the rights of the citizens and taxpayers of our Historical and Beautiful city out of the books and allow a open city with little or no ability to control it's surroundings and established bills and laws if you allow this bill..

We ask the right to help regulate the way and place restaurants, bars and anyone serving alcohol or offering entertainment mix in with it's surrounding neighborhoods and areas **We Live In also.....**

The attitude that one size fits all and that we have no controls over the commercial establishments in our City operate is totally inapproiate and shows a lack of consideration for it's citizens.

Myself the VCPORA and the French Quarter Citizens urge that the current regulation stand and not a single change is allowed for the benefit of all of we citizens and taxpayers

\* We have regulations that have been part of one of the few Historical Places in America for hundreds of years and **ask that they remain as is.**

Thousands and thousands of dollars have been spent over our the past years on a Master Plans, Planning Commissions, Zoning Boards and Building Departments for this very reason.

**We urge you to not allow this city to fall into ruin with these changes in decisions.**

God Bless

I hope You All have a Happy Holiday!

Gary J. Chenett

1008 1/2 St. Peter

NO 70116

810-344-9501

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:52 AM  
**To:** Paul Cramer  
**Subject:** FW: Request for CZO changes

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** GEORGIA WELCH [<mailto:georgia.w@mac.com>]  
**Sent:** Friday, November 29, 2013 2:50 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblickarson@nola.gov](mailto:jblickarson@nola.gov); Stacy Head  
**Subject:** Request for CZO changes

Sent from my iPhone

Begin forwarded message:

**From:** GEORGIA WELCH <[georgia.w@mac.com](mailto:georgia.w@mac.com)>  
**Date:** November 29, 2013 at 2:48:27 PM CST  
**To:** "[info@vepورا.org](mailto:info@vepورا.org)" <[info@vepورا.org](mailto:info@vepورا.org)>  
**Subject:** Request for CZO changes

Sent from my iPhone

Begin forwarded message:

**From:** GEORGIA WELCH <[georgia.w@mac.com](mailto:georgia.w@mac.com)>  
**Date:** November 29, 2013 at 2:47:21 PM CST  
**To:** "[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)" <[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)>  
**Subject:** Request for CZO changes

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document*

*so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place*

Also I would like to add, I live directly across the street from Suhko Thai, the foot traffic alone from Frenchmen has changed drastically in the last few years. I don't even want to think about what a green light for liquor & entertainment licenses would do to the area. If last mardi gra is any example, Suhko thai will show zero consideration to it's neighbors. Clearly the people behind this change do not live in the neighborhood that would be affected.

*Sincerely,*

*Georgia Welch  
2014 Royal St.  
New Orleans, LA 70116*

Sent from my iPhone

**Jeremy E. Tennant**

---

**From:** Greg Lambousy <glambousy@gmail.com>  
**Sent:** Saturday, November 30, 2013 11:17 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org; info@frenchquartercitizens.org  
**Subject:** Comprehensive Zoning Ordinance/French Quarter

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,*

*Greg Lambousy*



**Jeremy E. Tennant**

---

**From:** Harriet Swift <harrietswiftnola@gmail.com>  
**Sent:** Friday, November 29, 2013 11:04 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org; info@frenchquartercitizens.org  
**Subject:** CZO Concerns

Dear City Leaders:

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, **but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained.**

**First**, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre.

**Second**, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right.

Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

*Hoping for a Better New Orleans,*  
Harriet Swift  
918 Poland Avenue  
New Orleans 70117

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:54 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO

Robert D. Rivers  
Executive Director  
New Orleans City Planning Commission  
1300 Perdido Street, 7th Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

-----Original Message-----

From: Jackie Gamble [<mailto:jackie@mff.ch>]  
Sent: Friday, November 29, 2013 2:23 PM  
To: Kristin G. Palmer; Robert D. Rivers  
Subject: CZO

Please do not change the original document that preserves the integrity of the quarter as a neighborhood and does not allow standard restaurants to become alcohol sellers and entertainment venues without revue.

Thank you for your attention,

Jackie Gamble  
1550 Second St, #3-I, New Orleans, LA 70130  
504-231-5773

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:47 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO should remain the same Part 2

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

**From:** [jason@jazzcent.com](mailto:jason@jazzcent.com) [<mailto:jason@jazzcent.com>] **On Behalf Of** Jason Patterson  
**Sent:** Friday, November 29, 2013 4:16 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; VCPORA;  
[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org); Secretary FMIA; Sylvia Patterson; Johan & Bethany Bultman  
**Subject:** Re: CZO should remain the same Part 2

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,*

**Jason Patterson**  
C Jason Patterson  
628 Frenchmen Street  
504-309-JAZZ

On Fri, Nov 29, 2013 at 4:10 PM, Jason Patterson <[jason@snugjazz.com](mailto:jason@snugjazz.com)> wrote:

1. **I agree** : NO "Gateways," NO Height Bonuses, Size Matters! From the Master Plan: "New buildings and public spaces benefit from the lessons learned from the city's historic neighborhoods – buildings that embody qualities of human scale, sustainability, façades that frame and enliven public streets, and a sense of responsibility for the civic quality of the neighborhoods and districts they help build." For City Planning to suggest "conditional use" for almost the entire downtown riverfront requires the neighborhoods to fight the same fight over and over- without pay- the complete opposite of the

purpose of zoning.

2. **I agree** : AGAINST Gateways, previously nodes, and height bonuses in Riverfront Overlay, Chapter 18.10, these elements are in direct opposition to the ideals of the Master Plan: "Working Draft 3-20-09, 4.2. "The majority of comments received on the website have centered on preserving neighborhood character, including: preventing or mitigating unwanted land uses, preserving the historic character of neighborhoods and the historic assets throughout the city, preventing demolition of historic buildings and increasing the capacity of code enforcement mechanisms."

3. **I am in support** of keeping the existing HMC-1 zoning on Franklin Ave.

4. **I am in support** of against- Mixed-Use zoning on the 2700 Block of Royal Street (Mardi Gras Zone).

5. **I am against**- RDO implementation in the Marigny Triangle, and am against restaurants as a permitted use.

9. **I am against**- city-wide reduction in Parking Requirements. It is unfair to require less parking if you own a car, especially in view of the yearly threat for possible evacuation, and the unproven/ untested municipal evacuation plan. Decreased parking is inappropriate without growth in Public Transportation. Increase in streetcars, while facilitating development, does not change the reality on the ground of commuting to work, without increased schedules.

Regards,

**Jason**

C Jason Patterson  
628 Frenchmen Street resident  
Snug Harbor Jazz Bistro  
504-309-JAZZ

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 12:15 PM  
**To:** Paul Cramer  
**Subject:** FW: HELP

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** [Rewolf52@aol.com](mailto:Rewolf52@aol.com) [<mailto:Rewolf52@aol.com>]  
**Sent:** Friday, November 29, 2013 8:15 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org);  
[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** HELP

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Sincerely,*

Again, the city has set the deadline for written comments as tomorrow, so please, take a moment today or tomorrow to send in an email!

THANK YOU!

Jean Lowrey  
New Orleans Native  
French Quarter Property Owner

## **Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 12:07 PM  
**To:** Paul Cramer  
**Subject:** FW: the two most important issues in CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Jill McGaughey [<mailto:jillamcg@yahoo.com>]  
**Sent:** Friday, November 29, 2013 9:46 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** the two most important issues in CZO

Dear City Leaders:

Thank you for the work you've done to update the city's Comprehensive Zoning Ordinance. And I implore you, *please DO NOT give away our rights to peaceful enjoyment of our homes, backyards and courtyards.*

Please DO NOT change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, live entertainment venues as matters of right. This could have dire consequences for our close-knit Marigny neighborhood, which is already feeling a great deal of pressure due to the Frenchmen Street overlay district.

Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings.

Ordinary citizens who live and work here need to be able to retreat into our homes for a good night's sleep and peaceful time with our families, or we will see another wave of flight to the suburbs and across the lake.

Also, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. We need to keep the current rules in place, or we risk losing what makes New Orleans so unique and dear to us all.

Sincerely,

**Jill McGaughey**  
712 Touro Street  
New Orleans, LA 70116  
(504) 344-5423 mobile  
[jillamcg@yahoo.com](mailto:jillamcg@yahoo.com)

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:53 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** [jwreed@bellsouth.net](mailto:jwreed@bellsouth.net) [mailto:[jwreed@bellsouth.net](mailto:jwreed@bellsouth.net)]  
**Sent:** Friday, November 29, 2013 2:35 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** CZO

*Dear All,*

*Like many others committed to the survival of our residential neighborhoods I want to call your attention to two issues.*

*First, the CZO needs to retain the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre.*

*Second, the CZO needs to keep in place the restrictions that prevent standard restaurants in our neighborhoods from too easily being able to have alcohol and live entertainment licenses.*

*The proposed CZO removes these restrictions. We need to keep the current restrictions in place.*

*Sincerely,*

*John Reed*

Sent from my iPad

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:56 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO, FRENCH QUARTER, Neighborhoods, and Safe Policy

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Joshua Mann Paillet [<mailto:joshuamann@att.net>]  
**Sent:** Friday, November 29, 2013 12:37 PM  
**To:** A Gallery  
**Subject:** CZO, FRENCH QUARTER, Neighborhoods, and Safe Policy

Dear City Council,

As a property owner, business owner, and resident of both the French Quarter and Uptown, I ask you to please carefully consider the ramifications to the French Quarter as the proposed outline of the Comprehensive Zoning Ordinance is currently written. According to my colleagues and serious protectors of the history and culture of New Orleans, it is important to Retain the language in existing Section 8.1\*\*. in order to protect the integrity of the French Quarter.

Additionally, the proposed one-size-fits-all approach to the way restaurants serving alcohol are regulated is inappropriate for our City of diverse neighborhoods. It will not only impact the French Quarter but All Neighborhoods.

It appears to remove from the City Planning Commission and City Council your ability to make sure that restaurants are good fits for our older neighborhoods. Citizens need these platforms for discussion and input on alcohol and restaurant issues that affect their own neighborhood on a case by case basis.

\*\*Known as Section 8.1. it mandates that the VCC only issue a permit under the following conditions: *The historic character of the Vieux Carré shall not be injuriously affected; signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted; building designs shall be in harmony with the traditional architectural character of the Vieux Carré; the value of the Vieux Carré as a place of unique interest and character shall not be impaired. The current draft of the Comprehensive Zoning Ordinance has NONE of this language.* ,

*Please explain the failure to include the above language in the proposed CZO.*

*After all, we are responsible for the Vieux Carre as a National Historic Landmark.*

*We must always remain diligent in the protection of this world recognized treasure, The French Quarter and all of New Orleans.*



Thank you,  
Joshua Mann Paillet  
Chief  
A Gallery for Fine Photography/Fine Photos, Inc.  
241 Chartres Street  
[www.agallery.com](http://www.agallery.com)  
New Orleans

Jeremy E. Tennant

---

**From:** raykarenbaker@cs.com  
**Sent:** Saturday, November 30, 2013 2:22 AM  
**To:** Kristin G. Palmer  
**Subject:** concern re: update to city's Comprehensive Zoning Ordinance

*Dear City Leaders:*

*We thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained.*

First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre.

***As there is absolutely nothing else that compares to the Quarter in the known Galaxy, it is essential that it continues to be protected from changes that could undermine its very nature.***

Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout the neighborhoods in our city, and especially in the Quarter, could become establishments that are incompatible with their surroundings.

***It is essential to keep those current rules in place to protect the quality of life and rights to peace and quiet in our special neighborhoods***

*Sincerely,*

*Karen Baker (Mrs. F. Raeford)*

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:53 AM  
**To:** Paul Cramer  
**Subject:** FW: Habana Outpost and CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Karen Jeffries [<mailto:dauphinehouse@hotmail.com>]  
**Sent:** Friday, November 29, 2013 2:29 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Habana Outpost and CZO

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,*

*Karen Jeffries  
French Quarter Resident, 3 years  
Marigny Resident, 17 years  
Licensed Bed and Breakfast Owner, 14 years  
Dauphine House  
1830 Dauphine Street  
New Orleans, LA 70116  
504-940-0943*

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:52 AM  
**To:** Paul Cramer  
**Subject:** FW: Importance of our CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** [kate@katebeck.biz](mailto:kate@katebeck.biz) [mailto:[kate@katebeck.biz](mailto:kate@katebeck.biz)]  
**Sent:** Friday, November 29, 2013 2:42 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Importance of our CZO

Dear City Leaders:

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*These are both vital protections for our beautiful city to remain as unspoiled as possible and to create a real living environment for our residents who love and care for our city.*

*Sincerely,*

Kate Beck  
611 Port St.  
New Orleans, LA 70117

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:56 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO

Robert D. Rivers  
Executive Director  
New Orleans City Planning Commission  
1300 Perdido Street, 7th Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

-----Original Message-----

From: Kathryn Harrington [<mailto:ksh@kathrynharringtonlaw.com>]  
Sent: Friday, November 29, 2013 12:55 PM  
To: Robert D. Rivers  
Subject: CZO

Please please do not recommend approval of the new CZO without first restoring the language of section 8.1 which protects the character of the French quarter and please do not allow the previous restrictions on how alcohol sales and live entertainment have been regulated in the past to be changed by this new ordinance.

Kathryn

**Jeremy E. Tennant**

---

**From:** Kelly McLaughlin <kmcarch@att.net>  
**Sent:** Friday, November 29, 2013 4:14 PM  
**To:** Leslie T. Alley  
**Subject:** CZO comments

**Dear Deputy Director Talley:**

**Thank you for working to update the CZO. There are two items of concern to me as you and your colleagues finish your review.**

**First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre.**

**Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets.**

**Thank you for your consideration on these matters.**

**Sincerely,**

**Kelly McLaughlin**  
**1022 Saint Peter Street #201**  
**New Orleans 70116**

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:56 AM  
**To:** Paul Cramer  
**Subject:** FW: new zoning ordinance

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Lisa Bradley [<mailto:lisa@rauantiques.com>]  
**Sent:** Friday, November 29, 2013 1:03 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** new zoning ordinance

Dear City Leaders:

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

Sincerely,

Lisa Bradley

**Jeremy E. Tennant**

---

**From:** Lpiacentino@aol.com  
**Sent:** Friday, November 29, 2013 12:29 PM  
**To:** Leslie T. Alley  
**Subject:** CZO draft

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,  
Lisa Piacentino and Greg Creason*



**Jeremy E. Tennant**

---

**From:** Lori Brom <loribrom@gmail.com>  
**Sent:** Friday, November 29, 2013 12:03 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblackarson@nola.gov; Stacy Head; info@vcpora.org; info@frenchquartercitizens.org  
**Subject:** CZO proposed changes

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained.*

*First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right.*

*Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,*

*Lori Brom*

*Member, Fontainebleau Improvement Assoc.*

**Jeremy E. Tennant**

---

**From:** mari kornhauser <kaynine82@hotmail.com>  
**Sent:** Thursday, November 28, 2013 5:03 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org; info@frenchquartercitizens.org  
**Subject:** CZO

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained.*

*First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. This is critical not only to the "tout ensemble" of this historic district but to the visitors and residents of the Vieux Carre. Character and uniqueness = vibrant residential dollars/ taxes and vibrant visitor dollars/ taxes.*

*Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. For instance, I live in a purely residential neighborhood that is currently being revitalized by new resident/homeowners buying property and moving in, making my block a neighborhood again for the first time in ten years. Loosening controls on standard restaurants could upset our delicate residential/business balance that New Orleans has throughout the entire city, not just my neighborhood.*

*Thank you for listening and for your never ending hard work.*

*Sincerely,*

*Mari*

Mari Kornhauser  
926 Orleans Avenue  
New Orleans, La 70116

Sent from my iPad

**Dale W. Thayer**

---

**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:47 AM  
**To:** Paul Cramer  
**Subject:** FW: Historic character of the Vieux Carre

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Rene Fransen [<mailto:renefransenllc@gmail.com>]  
**Sent:** Friday, November 29, 2013 4:23 PM  
**To:** Robert D. Rivers  
**Subject:** Fwd: Historic character of the Vieux Carre

Please read this important message.  
Thanks

Sent from my iPhone

Begin forwarded message:

**From:** Mary Lou Christovich <[mlchristovich@gmail.com](mailto:mlchristovich@gmail.com)>  
**Date:** November 29, 2013, 10:41:29 AM CST  
**To:** [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org), [jblckarson@nola.gov](mailto:jblckarson@nola.gov), [ltalley@nola.gov](mailto:ltalley@nola.gov),  
[kgpalmer@nola.gov](mailto:kgpalmer@nola.gov), [shead@nola.gov](mailto:shead@nola.gov), [info@vcpora.org](mailto:info@vcpora.org)  
**Subject:** Historic character of the Vieux Carre

Dear City Leaders,

Section 8.1 of the Comprehensive Zoning Ordinance was fashioned to protect the character and uniqueness of the Vieux Carré. The Habana Outpost, proposed for the important corner of Esplanade and Rampart, will be in violation of Section 8.1. It is a travesty that this project has proceeded to this level. Every intersection and corner within the Vieux Carré sets a specific tone and introduces to citizens and visitors alike the historic character of the Vieux Carré. This fast-food outlet with the ability to serve alcohol sets a precedent that threatens every neighborhood in the city of New Orleans.

Please be cognizant of the dangers involved in this project. The popularity of a local architect should not be permitted to overshadow the absolute trashiness of this alien proposal. French Quarter residents, Marigny residents, and cognizant New Orleanians, particularly those who have spent lifetimes in the preservation movement, condemn this proposal and have cried in vain

before the Vieux Carré Commission, which has abdicated safeguards of exterior construction in the Quarter.

My question to you: Is the "fix" in? Please understand that our golden goose, threatened by selfish, ambitious individuals who pass in and out of our history, requires your clear-thinking and unified decree against this intersection defacement. Stop this project. It does not fit the French Quarter.

Mary Louise Christovich  
2520 Prytania Street  
891-3557  
[mlchristovich@gmail.com](mailto:mlchristovich@gmail.com)

**Jeremy E. Tennant**

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**From:** Matt Del Vecchio <matt@laugh-eat.com>  
**Sent:** Monday, December 02, 2013 11:26 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; info@vcpora.org; info@frenchquartercitizens.org  
**Subject:** CZO feedback

Dear City Leaders:

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained.

1) please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre.

2) please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

As residents **we do not want every neighborhood being a "Frenchmen Street" entertainment district** -- it's hell on quality of life.

thanks,  
matt

--  
Matt Del Vecchio  
New Orleans Soup Co.  
[matt@laugh-eat.com](mailto:matt@laugh-eat.com)  
(504) 376-9522 cell  
(888) 501-4131 ext: 22

Like us on Facebook!  
Follow us on Twitter!

<http://www.laugh-eat.com>

**Jeremy E. Tennant**

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**From:** Melanie Owen <nolagirl4@hotmail.com>  
**Sent:** Friday, November 29, 2013 2:25 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; Jackie B. Clarkson; Stacy Head; vcpora; info@frenchquartercitizens.org  
**Subject:** CZO Alert

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. In addition, the cpc has not presented the new czo in a clear way that let's residents understand the changes and what they mean. Please give us a side by side comparison of the current vs. proposed czo including changes in uses and definitions. It would be an honorable action if you would extend the comment period deadline to 30 days after the release of the comparison and definitions.*

We in the Lafayette Square District have worked for the last forty years to clean up SKID ROW. Please do NOT put in place rules that will allow SKID ROW to be reborn.

Sincerely,

Melanie Owen  
Martha Owen

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 12:06 PM  
**To:** Paul Cramer  
**Subject:** FW: Concerns about CZO proposed changes

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Nathan Chapman [<mailto:nchapman@themarketingcenter.com>]  
**Sent:** Friday, November 29, 2013 9:57 AM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org); Susan G. Guidry; LaToya Cantrell  
**Cc:** 'jrochelle@nola.gov' ([jrochelle@nola.gov](mailto:jrochelle@nola.gov)); Allen, Carol ([nolacarol@gmail.com](mailto:nolacarol@gmail.com)); Freddie Pincus; Borah, William ([wborah@bellsouth.net](mailto:wborah@bellsouth.net)); Keith Hardie; Ralph Lupin ([doclup1@bellsouth.net](mailto:doclup1@bellsouth.net))  
**Subject:** Concerns about CZO proposed changes

Having a deadline during the middle of the Thanksgiving holidays creates distrust among citizens ...and who could blame them?

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained.*

*First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre.*

*Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings.*

*We need to keep the current rules in place.*

*Sincerely,*

**Nathan Chapman**  
The Marketing Center  
Post Office Box 53445  
New Orleans, LA 70153  
Phone (504) 525-0932 Fax (504) 525-7011

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:56 AM  
**To:** Paul Cramer  
**Subject:** FW: draft CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Rachel Smith [<mailto:rachel@tradewindstowing.com>]  
**Sent:** Friday, November 29, 2013 12:42 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org);  
[info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** draft CZO

Dear City Leaders:

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about several elements of the draft document.

I live in the Marigny at 822 Mandeville St, close to the riverfront. I feel very strongly that there must be NO Gateways or height bonuses. Please do not allow overturn of the existing 50' height limit for new buildings. This will irrevocably change the character of the neighborhood to enrich a few developers. They will overshadow existing historic homes. Most of these will effectively end up as vacation apartments with part-time occupancy like the French Quarter and this is not what the permanent year-round residents of the Marigny want to see. Further, parking will become a huge issue.

An great number of new apartment buildings and condos are being proposed for construction in my neighborhood. As well, the Crescent Park with its anticipated live performance venue at Mandeville is opening this spring (one hopes) with what thus far appears to be no provisions for parking. Parking is already very difficult in the Marigny and it will become drastically altered if larger high-rise developments are approved for the riverfront. Please do not allow reduction of Parking Requirements. It is not realistic to think that cars can all just park on-street in a free-for-all, and this is unfair to people who live here and have to commute on a daily basis to work.

Finally, please ensure that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants



throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

Sincerely,  
Rachel Smith  
822 Mandeville St, New Orleans LA 70117

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:52 AM  
**To:** Paul Cramer  
**Subject:** FW: Proposed CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Robert Dales [<mailto:bobdales@live.com>]  
**Sent:** Friday, November 29, 2013 3:16 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; [jblckarson@nola.gov](mailto:jblckarson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Proposed CZO

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place. Sincerely,*

*Robert J Dales*  
*1229 Burgundy St*  
*New Orleans, LA*

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:53 AM  
**To:** Paul Cramer  
**Subject:** FW: Joint Action Alert re: CZO from VCPORA + FQC

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

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**From:** Stephanie Larrieu [<mailto:sslarrieu@gmail.com>]  
**Sent:** Friday, November 29, 2013 2:38 PM  
**To:** Robert D. Rivers; [italley@nola.gov](mailto:italley@nola.gov); Kristin G. Palmer; [jblclarkson@nola.gov](mailto:jblclarkson@nola.gov); Stacy Head; [info@vcpora.org](mailto:info@vcpora.org); [info@frenchquartercitizens.org](mailto:info@frenchquartercitizens.org)  
**Subject:** Fwd: Joint Action Alert re: CZO from VCPORA + FQC

Sent from my iPhone

Begin forwarded message:

**From:** "VCPORA" <[VCPORA@wildapricot.org](mailto:VCPORA@wildapricot.org)>  
**Date:** November 29, 2013, 10:48:25 AM CST  
**To:** "Stephanie and Lee Larrieu" <[sslarrieu@gmail.com](mailto:sslarrieu@gmail.com)>  
**Subject:** Joint Action Alert re: CZO from VCPORA + FQC  
**Reply-To:** "[info@vcpora.org](mailto:info@vcpora.org) OFFICE" <[info@vcpora.org](mailto:info@vcpora.org)>

*Dear City Leaders:*

*I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,*

Stephanie Larrieu  
French Quarter homeowner and resident

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 11:41 AM  
**To:** Paul Cramer  
**Subject:** FW: Draft CZO - Comments from VCPORA

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
rdrivers@nola.gov

**From:** Meg Lousteau [mailto:mejlousteau@gmail.com]  
**Sent:** Saturday, November 30, 2013 3:52 PM  
**To:** Robert D. Rivers; Leslie T. Alley; CPCinfo  
**Cc:** Carol Allen; TinTop12@aol.com; Susan Klein; Stacy Head; Jackie B. Clarkson; Kristin G. Palmer  
**Subject:** Re: Draft CZO - Comments from VCPORA

I understand that some people were not able to open the attachment. I have cut and pasted the text below. Thanks, Meg

November 30, 2013

Dear City Planning Commissioner and Planning Staff:

Over the past few weeks, we have undertaken a review of the draft Comprehensive Zoning Ordinance, and come away from it with a deep appreciation for all the work you have done, and of the input and effort of the thousands of citizens whose participation played a huge part in the development of this document.

VCPORA has been advocating for the protection and preservation of the Vieux Carre for over 75 years, and we appreciate the opportunity to weigh in on this vital guide to development in the city.

We know that you are aware of the profound importance of the French Quarter, not just architecturally and historically, but economically. It is the iconic neighborhood of our city, and one whose unique character and tout ensemble have been enshrined by the Louisiana Supreme Court and our state's constitution.

As you will see in our detailed notes below, we have numerous questions and comments about the draft

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APP. A  
GEN

CZO. We trust that all will be read, but wanted to list some of the most important issues here:

Section 8.1. has been removed from this draft CZO. That language (copy below), whose authority was upheld by the Louisiana Supreme Court and the United States Supreme Court, is critical to the future viability of the Vieux Carré and must be returned to the CZO.

Section 8.1. Procedures In Vieux Carré Historic Districts.

No occupancy permit shall be issued by the Director of Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carré Commission, except that where no change of exterior appearance is contemplated such permit by the Vieux Carré Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in this district, subject to the following conditions and safeguards:

1. The historic character of the Vieux Carré shall not be injuriously affected.
2. Signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted.
3. Building designs shall be in harmony with the traditional architectural character of the Vieux Carré.
4. The value of the Vieux Carré as a place of unique interest and character shall not be impaired.

Many of the current restrictions on alcoholic beverage outlets and live entertainment have been loosened, and that must be reversed. The prohibition on ABOs within 300' of a church, school or playground have been removed. Virtually all standard restaurants would be able to serve alcohol as a matter of right. And, most troublingly, Appendix A would allow all standard restaurants to offer live entertainment.

Our neighborhood, along with many others, has seen the effects of unenforced live entertainment provisions on the community. Even when a proprietor has the best of intentions, the tendency is to push the envelope, as has been borne out time and time again. We strongly urge you to leave the current restrictions in place.

The regulations for legal nonconforming uses have also been loosened, and those must remain intact. The draft CZO contains language that would allow structural alterations for nonconforming uses, and even expansion of them. We urge that the current restrictions be kept in place.

Our detailed review is below. We have coded it to the format used in the draft in the hopes that this will make it easy to follow.

Again, thank you for all your work, and we look forward to further discussion about the CZO.

Regards,  
Meg Lousteau  
Executive Director, VCPORA

## ARTICLE 1

no comments

## ARTICLE 2

2.5.D. "minor map adjustments" needs to be defined. Also, what is the purpose of the Future Land Use Map once the new CZO and maps are approved?

2.6.C. same comment on minor map adjustments

2.9.A. more structure and standards are needed to ensure decisions are based firmly on zoning code and that such decisions are made easily available to the public for review in a timely fashion.

2.10 The standards for review by the Vieux Carre Commission currently in Section 8.1 have been removed. We urge in the strongest possible terms that these standards be put back into the draft CZO.

## ARTICLE 3

3.2.B. what are the standards for a "complete" application?

3.2.D.3. we do not understand this sentence: "However, if an application that was withdrawn is resubmitted, the new submittal shall be filed within thirty (30) days of the date the decision being appealed was rendered.

3.2.E.2. who makes the determination of "substantial new evidence?"

3.3 "Published Notice" should include required posting on the city website

3.3.C.2.1. are notice signs required for all applications? all S&P applications? all BZA applications?

3.3.C.2.b. what are the standards for making the determination that notice may be required?

3.4.B. this section states that matters continued from one meeting to the next do not have to be publicly noticed. We strongly believe that every item on an agenda, whether new or old business, should be included in the public notice for the meeting at which is to be discussed. To do otherwise does not serve the purpose of public participation and is not transparent.

## ARTICLE 4

General matters:

- where is the language about the timing of the release of staff reports? We have been told in meetings that the staff reports will now come out in advance of the deadline for written comment on an agenda item and hope that this timeline is codified somewhere.

4.2.D.2. A project NPP should also be required for any application or text amendment initiated by the City Council.

Table 4-1

Item 1 refers to the Master Plan and the Future Land Use Map. We are unclear as to why the FLUM will still be in use once the CZO is adopted.

Item 6. Remove "length of time" as a standard for evaluation, and replace with "character of the immediately surrounding area."

Item 11. What constitutes "significant?" Suggest that criteria be added to this standard so that there can be objective evaluation.

item 12. suggest removal of this item as "trend" is a subjective term, and even if standards for a "trend" can be established, that does not mean that furtherance of that trend is beneficial for the surrounding communities.

4.3.D.4. we would suggest that the CPC vote immediately after the public hearing on a given agenda item rather than deferring voting until all of the matters have been heard. Such a change would relieve citizens of having to wait for the entire meeting to end before learning the decision on their particular matter, and would also bring the CPC into line with the voting procedures of other boards such as BZA, HDLC, VCC, and City Council.

4.3.E.4. states that the council "may waive or modify specific zoning standards." What does this mean, what are the situations in which they council may waive, and what are the practical implications of such waiver authority?

4.3.F mandate that the BZA follow the standards set forth in the code by requiring them to list how a variance granted addresses each of the 9 criteria specifically, rather than a blanket "finding that the application meets the 9 criteria."

4.3.F.5. add "deprivation of light and air" to list of what the proposed use is not detrimental.

4.4. Where are Planned Developments allowed?

4.5.B.1. suggest that all developments over 40,000 sf go through site plan and design review

4.5.C. add #17 - parking plan

General: who is on the Design Advisory Committee? When do they meet? Are their meetings public?

4.5.C.15. what is a fiscal impact analysis?

4.5.D.2.b.ii and .iii why do the appeals mentioned here go to the BZA and not the CPC?

4.6.D.2.b.vi. NPP should include contact phone numbers and email addresses of neighborhood leadership to facilitate CPC validation of information



4.6.D.2.b.vii. CPC should send electronic copies of the submitted NPP to neighborhood leadership and any and all interested parties for verification, and should also post the document to a dedicated page on the city's website.

4.7 minor map adjustments that result in the "up" zoning of a property (from residential to commercial, from B-1A to C, for example) should not be made administratively but should have to go through a public process, either with BZA or CPC. Also, the person responsible for making that determination must state on the approval or denial the justification for that decision, citing applicable law. This decision must be posted on a dedicated page on the city's website.

4.7.C. Again, what is the purpose of the FLUM once the CZO is adopted?

4.8.c. In order for this time limit to be fair to citizens, decisions of the director of S&P must be made public and readily available. Such notice must be specific and timely, posted to a dedicated page on the city's website at least once a week.

4.9 tighter controls are needed for zoning verifications, particularly where they involve ABOs. We suggest the public notice as per an earlier suggestion, and also that ABO zoning verifications require two signatures (ie the director and the zoning administrator), and that the section of the zoning code that supports the decision must be cited in the approval documents.

4.9.E. change the date for the 45 day clock to start ticking to be the date that the zoning verification is posted on the dedicated page on the city's website.

## ARTICLE 9

9.1.A. Add "and good maintenance should be encouraged." as is written in the current CZO.

### Table 9-1

Day Care Home, Adult or Child, Large - remove as a permitted use

Permanent Support Housing - change from permitted to conditional use

Cultural Facility - change from permitted to conditional use

9.3.B.1. - to further emphasize the grade-to-sky requirement for the open space ratio, add "above-grade courtyards or other rooftop uses such as gardens, recreation areas, etc., shall not be considered as open space for the purposes of calculating open space."

9.3.C. We greatly appreciate the codification of the importance of encouraging historic features - balconies, stoops, overhangs - in new construction.

### Table 9-2

Maximum FAR for VCR-1 and VCR-2 - change from none to 2.0

9.4.A. add a minimum square footage per unit of 800 sf.

9.5. add "and shall be made available via the city's website."

9.7.B. exclude food trucks from the VC districts, as the area has a plethora of eating options and food trucks

would take up very limited parking.

## ARTICLE 10

General: any live entertainment venues in the VCE-1 that abut residential properties on the side or rear of their properties shall keep all doors and windows closed on exteriors that are along the same property lines as the abutting residential uses. Furthermore, all live entertainment venues in the VCE-1 district that are on corners shall keep doors and windows along the side streets closed

10.1.A. Reword “will attract and service tourists and local residents” to “will attract and service local residents and visitors.” Reword “not adversely affect the character of nearby residences” to “not adversely affect the character and/or quality of life of nearby residences and businesses.” Repeat in all Purpose Statements in Article 10.

10.1.B. Add “business uses” after “quality of life of the adjacent residential uses.”

10.1.C. Reword “and serve primarily visitors” to say “and serve residents and visitors.” Add “business uses” after “quality of life of the adjacent residential uses.”

10.2.B.1.a. Delete “may be structurally altered” from the opening sentence. This major change would be a complete departure from the current prohibition against existing hotel uses being allowed to undergo structural changes; a prohibition that has been in place since 1952.

10.2.B.1.b. Delete reference to the VCS districts as there are no hotels in those districts at present and the zoning code prohibits any from opening. Change “enclosed area” to “enclosed structure” so that it matches the definition in the definitions section.

10.2.B.1.2. For hotels with more than 30 rooms, make live entertainment a conditional rather than a permitted use.

10.2.B.2. It’s unclear why adult uses are singled out as prohibited in the truncated triangle described here - they are prohibited everywhere but the VCE district so why is it necessary to mention this?

### Table 10-1

Delete “Supper Club” from the Use list.

### Table 10-2

Under Maximum FAR for VCC-1, VCC-2, VCE, VCE-1, VCS, and VCP districts, add 3.0.

## ARTICLE 18

18.2.4.F. Where on N. Rampart is the ACO district proposed? We would not support such a district on N. Rampart between Canal and Esplanade.

18.10.G.3. We join with our neighbors in Faubourg Marigny in opposing increases in height limits along Poland, Press and Elysian Fields. Height limits are key to the character of our historic neighborhoods and those limits must be maintained.

## ARTICLE 20

20.3.B Remove "Adult Use" as a permitted use in the VCS and VCS-1 district.

20.3.E.1. add "litter, traffic and parking" to list of required plans that must be submitted by an indoor or outdoor amusement facility.

20.3.E.2. "Security and Operation Plan" should be included in the Article 26 as a definition. Also, this calls for submission of a plan, but does not require that it be reviewed or approved/denied by anyone. Such language is crucial if this plan is to have any significance. This plan and signed approval or denial of the plan should be posted to a dedicated page on the city's website.

20.3.E.c. lighting design should be reviewed to ensure that light is contained to the establishment's property and not spilling over into neighboring properties. Also, lighting standards should ensure that light is projected down, and not up, as per the tenets of the International Dark Sky Association <http://www.darksky.org/>

20.3.E.3. This draft mentions that an ABO application "may trigger a prohibition as part of Section 10-110." The current CZO language that prohibits ABOs within 300' of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300' radius sign written agreements of support. We urge that that language be retained.

20.3.E.5. Increases in intensity trigger an updated and resubmitted S&O plan, but there is no mention of who must review and approve or deny that plan. A designated person must be included as part of this process.

20.3.E.6. Again, there is mention of a plan being submitted for approval, but no mention of the person responsible for reviewing and authorizing the plan. Additionally, all such plans should be posted on a dedicated page on the city's website.

20.3.E.7 (we are proposing this as an additional item in 20.3.E): Any building operator, along with the building owner, who fails to comply with the provisions of 20.3.E. shall be fined and subject to suspension or revocation of the occupational license and ABO license if applicable.

20.3.F.2 "Public gathering space" does not specify indoor or outdoor, which would affect the impact on neighboring properties.

20.3.G.1. Calls for bars to submit impact management plans, but does not mention review and approval or denial of such plans, nor is a department or person designated as responsible for such review/analysis/approval. Such details must be included for the plan to have any significance.

20.3.G.1.iii Restrictions need to be added for cases in which the proposed outdoor seating is adjacent to residential zones and uses.

20.3.G.1.iv lighting design should be reviewed to ensure that light is contained to the establishment's property and not spilling over into neighboring properties. Also, lighting standards should ensure that light is projected down, and not up, as per the tenets of the International Dark Sky Association <http://www.darksky.org/>

20.3.G.1.b In addition to a noise abatement plan, plans to address litter, parking and traffic impacts should also be submitted, and a designated body should be bound to review and approve or deny such plans.

20.3.G.2. This requires that bars merely submit a summary of places of worship, educational facilities and

parks and playgrounds within 300' of the proposed location.

The current CZO language that prohibits ABOs within 300' of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300' radius sign written agreements of support. We urge that that language be retained.

20.3.G.4. The language about live entertainment as principal and secondary uses is confusing. We would like clarification on this.

20.3.G.5. Add: where a bar is a legal non-conforming use, such increases in intensity shall be prohibited.

20.3.H.1.b.iii (this is a proposed addition to bring the list of prohibited areas in line with city ordinance precluding any new short-term rentals in the Vieux Carre): the area known as the Vieux Carre, bounded by the downriver side of Canal Street, the riverside of N. Rampart Street, Esplanade Avenue (including properties fronting both sides of Esplanade Avenue), and the Mississippi River.

20.3.H.3 This creates a new category of Bed and Breakfasts which remove the owner-occupancy requirement and instead allow "occupier occupancy" with more than double the units (4 versus 9) allowed for Bed and Breakfast Accessory (which must be owner-occupied). Such non-owner-occupant management contradicts the spirit of the bed and breakfast concept and creates a form of hotel. We urge you to delete this category and to retain the obligation of bed and breakfasts to be owner-occupied.

20.3.GG.2 Requires that live entertainment venues must submit a noise abatement plan, but does not say to whom, and does not set forth any standards for review and approval or denial. Such language must be included for this provision to have any significance.

20.3.GG.4. This requires that live entertainment venues merely submit a summary of places of worship, educational facilities and parks and playgrounds within 300' of the proposed location. The current CZO language prohibits ABOs within 300' of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300' radius sign written agreements of support. We urge that that language be retained.

20.3.GG.5. This mentions a "closed door and window policy" but the policy is not described or codified in the definitions section of the CZO. It needs to be. We suggest that "music" be changed to "live entertainment and/or amplified sound" and that "outside the building" be changed to "beyond the enclosed structure" as "enclosed structure" is defined in the definitions section.

20.3.GG.7. Add language to prohibit increases in intensity of use or occupancy in live entertainment venues that are legal non-conforming uses.

20.3.SS.7.2. Change "completely enclosed building" to "completely enclosed structure" so that the language tracks what is defined in the definitions section. Change "Music" in last sentence to "live entertainment and/or amplified sound."

20.3.VV.1 This Calls for restaurants to submit a Security and Operation plan, but does not mention review and/or approval or denial of such plans, nor is a department or person designated as responsible for such review and approval or denial. Such details must be included for the plan to have any significance.

20.3.VV.4. This requires that standard restaurants merely submit a summary of places of worship, educational facilities and parks and playgrounds within 300' of the proposed location. The current CZO language prohibits ABOs (and standard restaurants may serve alcohol as a matter of right) within 300' of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300' radius sign

written agreements of support. We urge that that language be retained.

20.3.VV.8. Add language to prohibit increases in intensity of use or occupancy in live standard restaurants that are legal non-conforming uses.

20.3.YY.1. Who determines whether the design of a social club will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties? What are the standards for review, approval or denial?

20.3.YY.3. Are there standards for "membership" or can a social club create any standard it chooses? Do these standards have to be a recorded part of their occupational license or other licensing/permitting approvals from the city?

20.3.AAA We appreciate the removal of the VCC districts from this use standard.

## ARTICLE 22

### General Comments:

revisions to the Residential Parking Program in the Vieux Carre are needed. The RPP either needs to be in effect 24 hours a day, or at least the 2 hour limit needs to be in force from the end of the workday until the next morning, so that residents returning home from work have parking availability.

the size of service vehicles, including delivery vehicles and garbage trucks, must be scaled down. The length and weight of these vehicles is causing daily damage to the buildings and infrastructure in the French Quarter. all vehicles over 31' - including but not limited to buses, limousines, 18-wheelers, recreational vehicles - must be prohibited in the French Quarter. Improved signage at all entry points to the French Quarter is needed, as are stepped up enforcement efforts.

## ARTICLE 25

25.2.D. Add "clear and convincing" before the words "legality of a nonconformity."

25.2.E. add "historic preservation" to the list of what is to be promoted after health, safety and welfare.

25.3.B. A notice provision must be added here, and should be the same standards as are notified for a BZA appeal, as well as notice to registered neighborhood associations. Determinations of nonconforming use would have to be signed off by the Director of the Department of Safety and Permits and the Zoning Administrator; would have to include a written explanation and citation of the section of the code that supports the decision; and the document would have to be posted on a dedicated page on the city's website at least once a week.

25.3.B.2. Add "the property owner, or his/her agent, is required to produce clear and convincing evidence."

25.3.C.1. A definition is needed for "renovate." Agree with the 180 day timeline from permit issuance to completion but suggest that language be added to clarify that the nonconforming use will become illegal if a certificate of occupancy is not issued within those 180 days.

25.3.C.3. Change the last line from "the use of land or structure shall be open for business (4) hours a day, five (5) days a week" to "the non-conforming use itself, not merely the primary business at the location, shall be open for business (4) hours a day, five (5) days a week and its usage must be obvious and continuous."

25.3.G. This section is a reversal of the current prohibition of expansions of nonconforming uses and should be

deleted from the draft CZO.

25.6. There is no acquisitive prescription for nonconforming signs. Current code specifies that once a sign becomes nonconforming, the director of Safety and Permits shall call for it to be removed. We urge that this language be retained.

## ARTICLE 26

26.6.

Accessory Use - why was the word "incidental" added to the definition?

Bed and Breakfast - remove B. Bed and Breakfast, Principal. This creates a new category of Bed and Breakfasts which remove the owner-occupancy requirement and instead allow "occupier occupancy" with more than double the units (4 versus 9) allowed for Bed and Breakfast Accessory (which must be owner-occupied). Such non-owner-occupant management contradicts the spirit of the bed and breakfast concept and creates a form of hotel. We urge you to delete this category and to retain the obligation of bed and breakfasts to be owner-occupied.

Billboards - add that billboards are prohibited outright in the Vieux Carre - the area known bounded by the downriver side of Canal Street, the riverside of N. Rampart Street, Esplanade Avenue (including properties fronting both sides of Esplanade Avenue), and the Mississippi River.

Building, Height B. add that all appurtenances - chimneys, elevator housing, etc. shall be included in building height calculations in the Vieux Carre districts.

Cultural Facility - there should be a maximum number of events permitted per year, and a requirement that the facility be owned by a bona fide non-profit organization.

Indoor Amusement Facilities - the separate approval required for live entertainment and/or bar as a secondary use should require a conditional use application be filed and approved. Impact analyses for parking, sound, traffic should be required.

Live Entertainment - Secondary Use B. Supper Clubs - remove supper clubs from the definition entirely.

Non-conforming Use - delete "prior to the enactment of the current ordinance" and replace with "prior to the enactment of the more restrictive ordinance."

Outdoor Entertainment - a definition and restrictions are needed for this type of use.

Reception Facility - can a restaurant have a reception facility as a permanent part of its operation?

Renovation - there must be a definition and standards for renovation.

Restaurant, Fast Food - change "Typically, a fast-food restaurant's design or principal method of operation involves three or more of the following characteristics" to "If a restaurant's design or principal method of operation involves three or more of the following characteristics, then it shall be considered a fast-food restaurant." Add 9. uses disposable flatware and/or serving ware and 10. is part of a chain of other establishments. Also add that live entertainment shall be prohibited at fast-food restaurants.

Note: live entertainment shall be considered an accessory use in standard restaurants.

Restaurant, Standard - this definition must include the language in the current CZO that prohibits live entertainment.

Rooming House - this definition should be revised to include a 60 day minimum in the Vieux Carre district so that it will be in compliance with existing city code on short-term rentals.

Supper Club - this definition should be removed from the CZO as there are no businesses currently functioning according to these parameters nor have their been for many years. It is an outdated business model.

Temporary Use - could there be a limit on "temporary duration," ie "not to exceed X days?"

Tout Ensemble - add this definition, as it was used in the Supreme Court case protecting the Vieux Carre and has tremendous significance.

Vacant - change the standards for determining vacancy to include required review of last date taxes were paid; last date water and/or electrical service was on at the property; and date when occupational, ABO or other city licenses expired. If the date on which any of these ceased is 6 months or more from the date of the application to resume a non-conforming use, then that application shall be denied.

## APPENDIX A

### On-Premise Consumption of Alcoholic Beverages

The impact management plans for bars and restaurants must have standards for review, and a designated person or department to conduct such review and approve or deny the plans. Such application and plans must be posted on a dedicated page on the city's website.

## LIVE ENTERTAINMENT

The exemption for "periodic entertainment by educational facilities or places of worship, performances at cultural facilities, performances at reception facilities, performances at weddings and similar religious events, the playing of recorded music over speakers without a disc jockey, poetry readings, or non-amplified musical accompaniment for patrons at a restaurant" is far too broad and would allow significantly higher-impact uses for many residential and small-scale commercial areas. We particularly object to the "non-amplified musical accompaniment for patrons at a restaurant" and urge you to retain the current language which limits live entertainment to areas specifically zoned for live entertainment.

### District Permissions Table

Remove Retail Sales of Package Liquor as conditional uses in the VCC-1 and VCC-2 zones. Current zoning laws prohibit new package liquor establishments in the Vieux Carre and we urge you to maintain that prohibition.

Remove Standard Restaurant from the VCC-1, VCC-2 and VCS districts as permitted \*unless\* the live entertainment exemption mentioned above is deleted from the draft/future CZO.

Remove Indoor Amusement Facility from the VCS district as a permitted use.

Remove Standard Restaurant from the CBD-1 district as permitted \*unless\* the live entertainment exemption mentioned above is deleted from the draft/future CZO.

Remove Live Entertainment - Secondary Use from the CBD-1 district as a permitted use.

Meg Lousteau  
Executive Director  
Vieux Carre Property Owners, Residents, and Associates  
816 N. Rampart Street  
New Orleans, LA 70116  
504.581.7200 o 504.621.4080 c  
[meglousteau@vcpnora.org](mailto:meglousteau@vcpnora.org)  
[www.vcpnora.org](http://www.vcpnora.org)

On Sat, Nov 30, 2013 at 3:37 PM, Meg Lousteau <[meglousteau@gmail.com](mailto:meglousteau@gmail.com)> wrote:  
Dear Mr. Rivers and Ms. Alley - please find attached our comments on the city's draft Comprehensive Zoning Ordinance.

As mentioned in the attached opening remarks, we realize the amount of effort that has gone into the creation of this document, and greatly appreciate the years of work that you and your staff have put into the CZO.

Because of the complexity of this document and its affect on the Vieux Carre and the city as a whole for decades to come, we, along with French Quarter Citizens, would like to arrange a meeting with a senior planner to go over some of our comments and questions.

Thank you for your dedication and consideration.

Best,  
Meg Lousteau

Meg Lousteau  
Executive Director  
Vieux Carre Property Owners, Residents, and Associates  
816 N. Rampart Street  
New Orleans, LA 70116  
504.581.7200 o 504.621.4080 c  
[meglousteau@vcpnora.org](mailto:meglousteau@vcpnora.org)  
[www.vcpnora.org](http://www.vcpnora.org)



**Jeremy E. Tennant**

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**From:** Vincenzo Pasquantonio <vpasquantonio@gmail.com>  
**Sent:** Saturday, November 30, 2013 6:57 PM  
**To:** Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; Jackie B. Clarkson; Stacy Head; info@vcpora.org OFFICE; info@frenchquartercitizens.org  
**Subject:** Comprehensive Zoning Ordinance

Dear City Leaders:

I am writing to express my alarm regarding two elements of the draft Comprehensive Zoning Ordinance (CZO).

While I strongly support current efforts to update the city's CZO I believe that for it to be successful the city's center must remain vibrant. For that to occur, the French Quarter and the city's historic areas must retain their historic character and its status as a living, working neighborhood.

In Section 8.1 of the *current* CZO, language exists that protects the character and uniqueness of the Vieux Carré when it states the following:

*"The historic character of the Vieux Carré shall not be injuriously affected; signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted; building designs shall be in harmony with the traditional architectural character of the Vieux Carré; the value of the Vieux Carré as a place of unique interest and character shall not be impaired."*

To my horror it appears that this language was deleted from the new proposed draft. Yet the reason why voters wanted to rewrite the CZO was because our city is again avidly embracing urban principles that are neighborhood-based and seek to protect its historic fabric. A failure to enshrine our city's oldest neighborhood in the updated CZO would be a move backward, running counter to the very logic voters were employing when they put their support behind this process.

Second, any effort to relax rules for standard restaurants that would allow them to serve alcohol and provide live music without proper scrutiny is unacceptable. Without protections in place, restaurants throughout our city's neighborhoods would quickly become incompatible with their surroundings.

Thank you for your kind attention to this matter.

I remain,

Vincenzo Pasquantonio  
Licensed Real Estate Agent, Otis Fennel Realty  
504-729-8235, [vpasquantonio@gmail.com](mailto:vpasquantonio@gmail.com)

**Dale W. Thayer**

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**From:** Robert D. Rivers  
**Sent:** Monday, December 02, 2013 12:18 PM  
**To:** Paul Cramer  
**Subject:** FW: CZO

**Robert D. Rivers**  
**Executive Director**  
**New Orleans City Planning Commission**  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Phone: (504) 658-7033  
Fax: (504) 658-7032  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

---

**From:** Virginia M Gould [<mailto:vgould@icloud.com>]  
**Sent:** Thursday, November 28, 2013 5:28 PM  
**To:** Robert D. Rivers  
**Cc:** [info@vcpora.org](mailto:info@vcpora.org)  
**Subject:** CZO

*We thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.*

*Sincerely,*

Virginia Gould and David Speights  
825 Royal Street

**Christopher C. Mills**

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General

**From:** Bob Freilich <bobfreilich@gmail.com>  
**Sent:** Friday, November 29, 2013 3:28 PM  
**To:** CPCinfo  
**Subject:** CZO

Dear Sirs

This email is a plea to pay attention to MACCNO's suggestions and avoid the pressure of Stuart Smith, VCPORA and French Quarter Citizens.

Venues should not be required to have special permits for live entertainment. Live entertainment is the cultural life blood of New Orleans, not a wealthy industry that can afford a licensing project every time a bar can benefit from an evening's entertainment, and a few musicians can earn a few dollars.

The restaurant rule of three-piece unamplified is clearly an unreasonable Procrustean regulation. What is the size, shape, layout and acoustic profile of the space? What are the instruments? Unamplified trombones and Sousaphones are louder than reasonably amplified pianos and cellos. Electric guitars and basses don't work without amps. This regulation does not make any sense, either for the diners, the musicians or the neighborhood. Please re-think it. It will give rise to needless quarreling and busybody complaint.

How can we ban home businesses? Does it mean people cannot use their computers or their sewing machines or craft tools in their own house?

It is extremely important that the municipal government stand strong against the NIMBY demands of VCPORA and Stuart Smith. They are trying to turn New Orleans into an ante-bellum class structure, in which they can step out onto their balconies and watch the working classes quietly going about their labors, careful not to disturb the gentry pursuing their leisure. Stuart Smith's lucrative pursuit of polluters may be praiseworthy; his activity to tame our city to suit his hyper-gentrified vision is a classist disgrace. Please do not entertain it. VCPORA and the others are simply mildly snobbish camp followers. Their interests can be protected without hamstringing the city.

Please do not damage the heritage, nor obstruct continued progress in the directions that have worked in unique and brilliant ways for centuries to create a very special place.

Please do not let narrow interest groups throw us off the rails, just because of property and money. It is not enough. Life and history are more important.

Cordially

Bob Freilich  
1240 Lesseps St.  
70117

November 30<sup>th</sup>, 2013

Janet Hays  
2206 Soniat Street  
New Orleans, LA 70115

Robert Rivers, Executive Director, Leslie Alley, Deputy Director  
City Planning Commission City Hall- 7th floor  
1300 Perdido St. New Orleans, LA 70112

**RE: Comments on the Proposed Comprehensive Zoning Ordinance**

Dear Mr. Rivers and Ms. Alley:

The following comments are based on my desire to see the City of New Orleans realize zoning laws based on an organic process that meets the needs and desires of residents in a way that does not infringe on the quality of life and the rights of others.

Rather than a balkanized approach to development in terms of clustering and commercializing "culture" in high impact density corridors such as street corridors like Freret, Oak, St. Claude, Frenchman and Bourbon streets - or a legal cluster around a Civic Center in Charity Hospital that is light years away from coming to fruition - or a cluster of musicians in the musicians village, I would like to see zoning geared toward transforming communities by creating and revitalizing open, public spaces around the needs and desires of the community. I am opposed to projects like the musician's village that cluster musicians in an area where kids growing up in other neighborhoods that have no access to them. Children should have exposure - wherever they grow up - to people from all walks of life.

Given that the tradition of powering our cities through the use of fossil fuels is quickly coming to an end - and as we realize new future paradigms for how communities will look in the coming decades based on energy efficiency and walkability - residents will increasingly be looking for all their needs to be met within community cells. Zoning should facilitate and enhance the needs and desires of

residents that live within these cells. For these reasons, I support the following recommendations offered by the Music and Culture Coalition of New Orleans:

*-- Live entertainment is virtually the only use that is prohibited anywhere in the city unless specifically allowed. This should be reversed--live entertainment should be allowed unless specifically prohibited.*

*-- Arts and Culture overlays should be created to craft the needs of the neighborhood, rather than using a 'one size fits all' approach.*

*-- While we applaud adding live entertainment as a permitted use in restaurants, the stipulation that they only have a 'three-piece, unamplified' band needs to be eliminated in Arts and Culture Overlays, and possibly city-wide.*

*-- Home businesses need to be added as a permitted use in residential areas.*

*-- Live performance venues (note that this is different than live performance-conditional use) should not be limited to plays/musicals only.*

Noise issues should be dealt with specific to each venue. Double doors and acoustic treatment should be required to minimize impacts to residents in homes nearby: Especially during the late hours of night and early hours of morning.

In addition, I support the comment submitted by Nick Kindel concerning concrete production/batching definitions (Article 26) and uses standards for concrete production/batching (Article 20).

- There is no definition of concrete batching or production in Article 26. Article 26 defines concrete batching or production as a "Manufacturing, Heavy" use. However, there are no specific use standards for Heavy Manufacturing uses in Article 20.
  - I would include either a separate definition for concrete batching/production and include use standards in Article 20 that would protect surrounding uses, some of which are adjacent to residential properties, from the negative externalities associated with concrete production; or
  - Include use standards in Article 20 for all Heavy Manufacturing uses, as defined in Article 26, to protect surrounding properties

from the negative impacts associated with being near heavy manufacturing.

○

Note: I also concur with Nick Kindel on the following comments regarding the Neighborhood Participation Plan with the addition that the 5 or 10 day notification standard required by a developer to impacted residents be enforced and monitored by the City Planning staff and that funds be made available to CPC staff to increase capacity in order to make that enforcement real.

This section of comments addresses the City Planning Commission's Neighborhood Participation Program.

- I fully support the inclusion of the language regarding the City Planning Commission's recently adopted Neighborhood Participation Program (NPP) for land use actions in Articles 3 and 4 of the latest draft of the CZO.
- There is a typo in Article 3.3.B.2.c. It states "all properties indicated in items i and ii above..." and it should read "all properties indicated in items a and b above..."
- I think that the Project NPP notice the applicant needs to provide to interested parties should be increased from "...not less than five (5)...days..." to "...not less than ten (10)...days..." or "not less than five (5) business...days..." Five days' notice is not enough considers that most applicants will mail their notice. If this five days' notice is mailed out over a three day weekend, it is possible that interested parties might not receive notice until the day of the meeting. This certainly would not comply with the spirit of the NPP which is to give people the opportunity to meet with and provide informed input to the applicant. If people feel rushed to provide their input or do not have time to completely understand the proposal, they are more likely to oppose the proposal, not on the development's merits, but due to a lack of knowledge. This would not be a positive outcome for the applicant or the adjacent residents.

Here are my comments regarding Institutional Master Plans for Educational Campuses found in Article 15.

- **Article 15.5 Institutional Master Plans for EC and MC Districts section needs stronger requirements for what the intuitions need to submit for their Institutional Master Plan (IMP).** The IMP requirements do not do enough to show how the institutions will mitigate the negative impacts from developments on their campus on the surrounding area. I would use Boston as an example where the institutions would have to provide proposed future

projects, transportation and parking management/mitigation plans, job training analysis, community benefits plan, and additional requirements. See Boston's Zoning Code page 67 of Article 80 for more information:

<http://www.bostonredevelopmentauthority.org/pdf/ZoningCode/Article80.pdf>

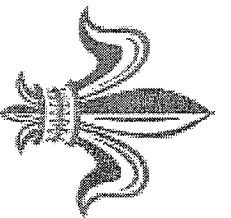
- Because of the significant impacts that amendments to an IMP could have, the IMP should be subject to the Project NPP requirements in Articles 3 and 4 of the CZO.

One last recommendation I would like to see included in the new CZO is that government offices should be a conditional or prohibited use in the CBD-6 zone. My intent in submitting this recommendation is to hold any Mayor or future Mayor to account to residents regarding how public dollars are spent.

Thank you so much for all the incredibly hard work you do!

My best,

Janet Hays



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: bywater

NAME: Patrick

ADDRESS: 4105 Burgundy

PHONE: jpatrick@aegon.net

EMAIL: (213) 818-3972

OPTIONAL:

TEXT COMMENTS - SECTION #: \_\_\_\_\_

MAP COMMENTS - LOCATION: \_\_\_\_\_

\_\_\_\_\_

Please provide your specific comments in the space below (PLEASE PRINT):

- how does CZO treat live performance in a private residence? (merdias indian practice in the bywater)

- live entertainment as permitted or conditional use should be allowed in more establishments (see St Claude overlay party w live music that conforms to noise ordinance)



Gen

**/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO**

**From:** being.michael.martin@gmail.com on behalf of Michael T. Martin  
<michael@michaelthomasmartin.com>  
**Sent:** Friday, November 29, 2013 5:03 PM  
**To:** CPCinfo  
**Subject:** CZO Comments

Hello, please see my comments below for the CZO review.

Thank you,

Michael Martin  
Executive Director  
St. Claude Main Street

- Live entertainment is virtually the only use that is prohibited anywhere in the city unless specifically allowed. This should be reversed--live entertainment should be allowed unless specifically prohibited.
- Arts and Culture overlays should be created to craft the needs of the neighborhood, rather than a 'one size fits all' approach.
- While we applaud adding live entertainment as a permitted use in restaurants, the stipulation that they only have a 'three-piece, unamplified' band needs to be eliminated in Arts and Culture Overlays, and possibly city-wide.
- Home businesses need to be added as a permitted use in residential areas.
- Live performance venues (note that this is different than live performance-conditional use) should not be limited to plays/musicals only.

--  
MICHAEL T. MARTIN | [www.michaelthomasmartin.com](http://www.michaelthomasmartin.com) | 518.878.9406

**Christopher C. Mills**

General

**From:** advocatestoo <advocatestoo@bellsouth.net>  
**Sent:** Saturday, November 30, 2013 10:28 PM  
**To:** CPCinfo  
**Subject:** Comprehensive Zoning Ordinance

Comments on the current draft:

**Music/noise/bar/restaurant/live-entertainment issues**

I believe part of the use standard for new live entertainment venues should be that their music should not be audible in adjoining residences.

The standard for outdoor dining, including outdoor drinking and any and all outdoor music, should not be permitted in a commercial space that abuts a residential district.

**Small lots/parking**

I support single residences on 30-foot lots and double residences on 40 foot lots; each should be required to have at least one parking space. I do not support the proposed change to allow singles or doubles on 30 foot lots, and with no parking, because it is too large and unnecessary a change to address the problem of variances concerning small lots.

**Mixed use zoning district: more bars, live music venues and retail alcohol outlets**

I believe that all the streets in the Carrollton/Riverbend area that are currently shown as HU-MU in the draft CZO should be designated as HU-B1. I don't think we need new bars, live music venues or retail alcohol outlets on those streets.

**Leonidas**

I do not agree with the current CZO draft changing Leonidas to HU-MU status. I would support the re-zoning of derelict, former commercial corner properties to commercial use by using the category of HU-B1.

Thank you for your consideration,

Betty DiMarco and Robbie Robertson  
8221 Birch St.,  
New Orleans, LA 70118

I said to my children, "I am going to work and do everything I can to see you get a good education. I don't ever want you to forget there are millions of God's children who will not and cannot get a good education, and I don't want you feeling you are better than they are. For you will never be what you ought to be until they are what they ought to be." – Martin Luther King

## Geoffrey N. Moen

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**From:** CPCInfo  
**Sent:** Wednesday, November 27, 2013 8:18 AM  
**To:** Paul Cramer  
**Subject:** FW: CZO Draft

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**From:** nolajoe57 [<mailto:nolajoe57@gmail.com>]  
**Sent:** Tuesday, November 26, 2013 5:05 PM  
**To:** CPCInfo  
**Subject:** CZO Draft

TEXT  
GEN

Hi, my name is Josef Wright and I'm president of the Mid City Business Association. We support the CZO draft. I live in Mid City and I am also a member of the Mid City Neighborhood Organization. There are s few members of the Neighborhood Association who want to severely restrict new business growth in Mid City; I assure you they don't speak for the majority of Mid City residents.

Thank you,  
Josef Wright

Sent from my Samsung Galaxy™ S II 4G

**Dale W. Thayer**

---

**From:** Josef Wright <nolajoe57@gmail.com>  
**Sent:** Tuesday, December 03, 2013 9:02 AM  
**To:** Paul Cramer  
**Subject:** Re: Press Release -- Reminder of Draft CZO Comment Deadline

Hi Paul, my name is Josef Wright and I'm president of the Mid City Business Association. I live in Mid City and I'm also a member of the Mid City Neighborhood Association. I've been going to every MCNO member and board meeting for a long time. The MCNO board voted on 11/30 to send a 10 page memo asking to drastically increase parking requirements in the proposed CZO ordinance. The memo was written by Karen Ocre, who, in my opinion, has a long history of anti business attitudes. The MCNO board approved this memo without MCNO member input. There was no general membership meeting on the issue and no emails were sent to solicit member opinion. I believe a few obstructionist people on the MCNO board claim to speak for all Mid City residents. Please keep this in mind when reviewing the MCNO memo. The MCBA supports the proposed CZO. I'd be happy to discuss this with you in person if you like. If so, please let me know when you could meet. Thanks,

Josef Wright  
504.339.3277

On Nov 26, 2013 3:13 PM, "Paul Cramer" <[pcramer@nola.gov](mailto:pcramer@nola.gov)> wrote:

**FOR IMMEDIATE RELEASE**

Tuesday, November 26, 2013

**NEW ORLEANS CITY PLANNING COMMISSION ISSUES REMINDER  
OF NOVEMBER 30, 2013 DEADLINE FOR PUBLIC COMMENT  
ON THE DRAFT COMPREHENSIVE ZONING ORDINANCE (CZO)**

**NEW ORLEANS, LA** – Today, the New Orleans City Planning Commission (CPC) issued a reminder that Saturday, November 30, 2013 is the final day for public comment on the draft Comprehensive Zoning Ordinance (CZO). The draft CZO can be viewed on the CPC's website at [www.nola.gov/cpc](http://www.nola.gov/cpc). Citizens can provide further comments through email at [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov) or by calling (504) 658-7033. The public will still be able to provide input when the CPC and New Orleans City Council hold hearings on the CZO in 2014.

**From:** Raphael Rabalais <rjrabalais@yahoo.com>  
**Sent:** Saturday, November 30, 2013 11:48 PM  
**To:** CPCinfo  
**Subject:** comments about draft CZO

To Whom It May Concern:

As a resident of New Orleans, urban planner, and member of the consultant team that prepared the New Orleans Comprehensive Plan in 2008 and 2009, I would like to submit comments in regard to the most recent draft of the Comprehensive Zoning Ordinance. Before I do so, I would first like to compliment the CPC and the Goody Clancy/Camiros/Villavaso team on a job well done, especially given the enormity of the task. My comments are relatively few in number. However, I strongly believe that the comments are significant and would produce an even stronger CZO.

My comments are as follows:

1. Several of the districts—for example the HM-MU, SB-2, C-1, C-2, and C-3 districts—permit multifamily residential as either a permitted or conditional use but do not specify the allowable density. The allowable density should be spelled out more clearly.
2. The MU districts should perhaps stipulate a build-to line. There is no required front yard setback for these districts, but a “not to exceed” stipulation for front yard setbacks would perhaps encourage a more harmonious, pedestrian-oriented environment.
3. For the CBD districts, the land use matrix should be reviewed. For example, bars are only permitted (via conditional use) in the CBD-4 and CBD-6 district. Given the size of the CBD, the number of vacant or underutilized parcels, the role that bars have played in the revitalization of other commercial districts (e.g. Freret Street), and the presence of numerous, quality bars throughout the CBD, I would think that bars would be an appropriate conditional use in most, if not all, of the CBD districts.
4. Other land uses in the CBD districts are counterintuitive or outright bizarre. For example, in the CBD-6 district (the Health Sciences oriented district), bars are permitted via conditional use but health clubs are not. There seems to be no rhyme or reason behind many of the permitted land uses among the CBD districts; rather, they seem arbitrary.
5. This feature may be a carryover from the present CZO (which I am not particularly familiar with), but the height requirements in the CBD districts seem excessively complicated. Surely there must be a way to encourage visually interesting mid- to high-rise buildings without this level of complexity.
6. Additionally, the density guidelines in the CBD districts are overly restrictive. At 300 square feet per dwelling unit, 145 units per acre is the upper ceiling on what could be built. This maximum density would preclude many of the multifamily developments that have been recently completed in the CBD. For instance, the 930 Poydras apartments have 250 units on a site that is approximately 0.72 acres. The Hibernia Apartments contain 175 units on a site that is approximately 0.47 acres.
7. Similarly, the height and FAR maximums in many of the CBD districts seem excessively restrictive. If you have not done so already, I would suggest reviewing these in great detail with the development community to ensure that the height, FAR, and density restrictions in the CBD in particular are sufficiently flexible and realistic.
8. I also have a philosophical problem with many of the bonus FAR provisions in the CBD districts. First, many of the triggers for the bonus FAR (e.g. the provision of public plazas) seem dated and out of step with good urban design principles. Second, given the sheer number of vacant and underutilized parcels

in the CBD that are ripe for redevelopment, the City should not be imposing what could be construed as onerous impediments to developers' achieving an economically viable height and density. The CZO should absolutely insist on high quality urban design, but some of the FAR provisions seem excessive. In a red-hot real estate market such as Boston or San Francisco, these provisions may be appropriate; in New Orleans, they seem out of place. We must legislate high quality urban design, but we should not impose artificial obstacles to economically viable infill.

9. As a resident of the Irish Channel, I applaud the RDO commercial overlay district, but are there not other neighborhoods in the city where this would be appropriate? Neighborhoods such as the 7<sup>th</sup> Ward, 6<sup>th</sup> Ward, Mid City, and other parts of Uptown would be ripe for this kind of sensitive, low intensity commercial development in historic commercial buildings.
10. I applaud the design review provision along the EC corridors, but greater geographical coverage may be needed—beyond just at the critical intersections identified—for those corridors that are ripe for major new investment. Claiborne Avenue in the Treme area, Canal Street near the UMC/VA hospitals, and Tulane Avenue are all primed for major new investment. I feel that a more geographically extensive design review district may be appropriate given the potential for new investment in these areas.
11. Freret Street between Jefferson Avenue and Napoleon Avenue was missing from the list of EC design overlay districts. Given the number of potential redevelopment parcels along Freret, I feel that Freret should also be added to this list.
12. Some of the off-street parking requirements seem excessive, e.g. 1 parking space per 500 square feet of retail floor area, 1 space per dwelling unit in multifamily residential developments. While I understand that there are numerous provisions within the draft ordinance for reducing these requirements, I feel that the base parking ratios could be lowered somewhat in certain instances.
13. I believe that even further flexibility in off street parking compliance should be incorporated into the HU-MU district. There are so many small lots subsumed within the HU-MU district that additional off street parking waivers—for narrow lots, for proximity to a bus or streetcar line—should be provided.
14. Similarly, I would like to see greater flexibility in meeting off-street parking requirements in the MU-1 and MU-2 districts, especially given their location in some of the most historic, pedestrian- and transit-oriented areas of the city.
15. I would also like to see much, much more specific guidance regarding the design and placement of off-street parking. For instance, parking should be explicitly prohibited in the front yard and corner side yards of all but the most suburban districts. I realize that the setback regulations and other district-specific provisions effectively preclude front yard parking, but the expectation for parking lot placement and design should be made more explicit within the off street parking/loading section of the ordinance.
16. The CZO should also specifically discourage side yard parking that occupies more than a certain percentage of the width of a parcel. Even if parking is located in the interior side yard of a parcel—as urban design best practices dictate—off street parking that occupies a substantial portion of the property can still overwhelm the property and negatively affect the pedestrian realm. Similarly, even rear yard parking can negatively impact urban design if the parking occupies an excessive percentage of the overall site. The CZO should therefore cap the amount of a site that can be occupied by parking and loading areas—particularly within the more urban, pedestrian oriented, and mixed use districts.
17. I was disappointed to see that pole signs are allowed in the MU-1, MU-2, C-1, and C-2 districts. Pole signs are, by definition, a feature of more automobile-oriented development; there is nothing about them that suggests a pedestrian oriented environment. This would not be problematic except for the fact that these districts include some of the most historic and pedestrian-/transit-oriented areas of the city. In my opinion, pole signs should be prohibited in all four of the aforementioned districts. Monument signs should be sufficient for a more suburban typology within these districts.

18. I would also like to see some provision for the amortization of out of character pole signs in certain historic areas of the city. St. Claude Avenue, St. Bernard Avenue, and Broad Street, to name a few, all suffer from incongruous, suburban-style signage. Just as Jefferson Parish has done in some of their newly adopted zoning districts, New Orleans should take this opportunity to amortize some of this signage—particularly large pole signs—out of existence.
19. Finally, in looking at the zoning map, there are a number of key parcels throughout the city—underutilized parcels that have the potential to accommodate high quality development—where I feel that the draft map does not fit the potential of these parcels. In no particular order they are as follows:
  - a. C-1 zoning along Carrollton Avenue in the Riverbend area. A mixed use designation would be more appropriate for this site.
  - b. CBD-4 zoning on the river side of Convention Center Boulevard. This area includes parcels that would be ripe for residential/mixed use development, but the CBD-4 district prohibits residential uses.
  - c. C-1 zoning at Carrollton and Claiborne. Given the width of the two thoroughfares, and given the location along major bus/streetcar routes, additional height and density in a mixed use package would be appropriate for this location.
  - d. HU-MU zoning along lower St. Charles Avenue. Some prime redevelopment parcels are located in the HU-MU portion of lower St. Charles Avenue—a relatively restrictive district that would limit the redevelopment potential of these sites (e.g. current fast food restaurants).
  - e. HU-MU zoning along the Canal Street corridor across from the UMC and VA hospitals. Given the redevelopment potential of this corridor and the present character of the corridor, three stories seems excessively restrictive.
  - f. C-1 zoning at Washington and Broad. This is an emerging pedestrian oriented node. A mixed use category would perhaps be more appropriate here.

I would be happy to discuss any of these suggestions in greater detail. Thank you again for your efforts, and thank you for considering these recommendations as you make final revisions to the CZO.

Yours truly,

Rafe Rabalais, AICP

GEN

**/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO**

**From:** Kevin Rung <kcrung@gmail.com>  
**Sent:** Wednesday, November 27, 2013 11:16 AM  
**To:** CPCinfo  
**Subject:** Comments on the Proposed Comprehensive Zoning Ordinance (CZO)

Dear City Planning Commission:

Please note my comments on the following topics in the Proposed Comprehensive Zoning Ordinance:

**Music/noise/bar/restaurant/live-entertainment issues**

I think part of the use standard for new live entertainment venues should be that their music should not be audible in adjoining residences.

**Small lots/parking, etc.**

I can support singles on 30-foot lots, and doubles on 40-foot lots, but each should be required to have at least one parking space. The proposed change to allow singles or doubles on 30-foot lots—and with no parking—is too large and unnecessary a change to address the problem of variances concerning small lots.

**The new “mixed-use” zoning district: More bars, live music venues, and retail alcohol outlets**

I believe that all the streets in the Carrollton/Riverbend area that are currently shown as HU-MU in the draft CZO should be designated as HU-B1. I don’t think we need new bars, live music venues or retail alcohol outlets on those streets.

**Leonidas**

I oppose rezoning Leonidas to HU-MU, but would favor rezoning Leonidas to allow development of derelict corner properties under the HU-B1A category.

Respectfully,

Kevin C. Rung  
1115 Dante Street  
New Orleans, LA 70118  
(504) 866-8719



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Kevin C. Rung  
1115 Dante Street  
New Orleans, LA 70118



General

**Christopher C. Mills**

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**From:** Mary Matthews <matthewsmp@gmail.com>  
**Sent:** Saturday, November 30, 2013 1:21 PM  
**To:** CPCinfo  
**Subject:** Comments on Draft CZO

Dear New Orleans City Planning Commission,

I am writing to provide comments on the draft Comprehensive Zoning Ordinance.

First, to improve readability, it would be very helpful to add hyperlinks when you are discussing other articles or tables within the document.

The zoning maps should also be available in an online format where parcels can be selected and all zoning and overlays that apply are listed.

Also, I believe the CZO should:

- Strive to improve pedestrian and bicycle safety by supporting the reduction of vehicular speeds and providing ample sidewalk space for pedestrians. Also incentivize trees that create a clear delineation and protective barrier between cars and pedestrians.

- Strive to increase the modal share of commuting by pedestrian, bicycle and transit by increasing bicycle facilities at destinations and reducing incentives to drive.

- Implement design concepts that are proven to draw pedestrians. NOBODY wants to walk by blocks of parking lots downtown (consciously or subconsciously).

- Incentivize developers to provide bicycle parking and facilities and build transit shelters.

- Reduce off-street vehicle parking requirements city-wide.

- Limit the number and improving the design of curbcuts and driveways that cross over sidewalks. I feel particularly strongly on this point that most often there are way more curb cuts than necessary, which makes me feel less safe as a pedestrian. Walking through parking lots and constantly watching for cars pulling out also is just not an enjoyable pedestrian experience. Article 22.9 says that curb cuts should be limited to as few as possible, however there is no language that addresses favoring curb cuts on side streets over curb cuts on the main street. Would it be possible to include in the zoning ordinance language that encourages reducing curbcuts particularly when side streets are available for driveway placement?

Many thanks for your hard work.

Best regards,  
Mary Matthews

General

**/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO**

**From:** Jerry Friedrichs <jerryfriedrichs2@gmail.com>  
**Sent:** Wednesday, November 27, 2013 6:36 PM  
**To:** CPCinfo  
**Subject:** Community zoning ordinance

The draft CZO does not allow sorority or fraternity houses as permitted uses other than on university property. Sorority and fraternity houses should be permitted uses in any zoning designation adjacent to any university. The restriction of this valuable component of land use will needlessly harm New Orleans diverse culture. It will be prejudice to and harm the future growth of the university community. Universities do not set aside their valuable property for these private organizations.

**Geoffrey N. Moen**

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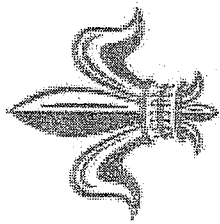
**From:** CPCInfo  
**Sent:** Wednesday, November 27, 2013 8:17 AM  
**To:** Paul Cramer  
**Subject:** FW: Master Plan

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**From:** [Pistols42@aol.com](mailto:Pistols42@aol.com) [<mailto:Pistols42@aol.com>]  
**Sent:** Tuesday, November 26, 2013 3:18 PM  
**To:** CPCInfo  
**Subject:** Master Plan

Please scrap the whole thing.  
The whole project is incongruent with the historic development  
of the city from its inception. We do not want to be  
Houston.  
Pat Sanders

TEXT  
GEN



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: MARSHALL GRIFES

ADDRESS: 624 ST ROCH

PHONE: (504) 945-8921

EMAIL: mggrifes@cs.com

OPTIONAL:

TEXT COMMENTS - SECTION #: \_\_\_\_\_

MAP COMMENTS - LOCATION: \_\_\_\_\_

Please provide your specific comments  
in the space below (PLEASE PRINT):

- 1) Final version only available 2 weeks (?) before  
1<sup>st</sup> comment opportunity. With a document this  
complex, time to review changes-would be inadequate.
- 2) Any increase to 75 feet in the Marigny is  
a non-starter. The value of an intact 19<sup>th</sup> century  
neighborhood outweigh any developer's profit motive.  
We finally renovated the unique neighborhood  
its historic integrity (+value) must be maintained.  
50 foot height limit can accommodate all reasonable  
development.

November 22, 2013

City Planning Commission  
Attn: Paul Cramer  
City Hall, 7<sup>th</sup> floor  
1300 Perdido Street  
New Orleans, LA 70112

Re: Comments of latest draft of the Comprehensive Zoning Ordinance update

Mr. Cramer,

Thanks to the City Planning Commission and its staff on all of the work you all have done of the latest draft of the update to the Comprehensive Zoning Ordinance (CZO). This is a very strong draft, which is a tremendous upgrade over the current zoning code. I would like to make a number of comments concerning the latest CZO draft. The comments will be broken down by subject area. The first is a general comment about the process.

- For the final public hearing draft of the CZO, please provide a document that shows how the comments received for this draft resulted in updates in the next draft or why there were not changes made in response to the comments. Also, it would be useful if there was a document that shows what changes were made from this draft of the CZO to the next draft.

This section of comments addresses the City Planning Commission's Neighborhood Participation Program.

- I fully support the inclusion of the language regarding the City Planning Commission's recently adopted Neighborhood Participation Program (NPP) for land use actions in Articles 3 and 4 of the latest draft of the CZO.
- There is a typo in Article 3.3.B.2.c. It states "all properties indicated in items i and ii above..." and it should read "all properties indicated in items a and b above..."
- I think that the Project NPP notice the applicant needs to provide to interested parties should be increased from "...not less than five (5)...days..." to "...not less than ten (10)...days..." or "not less than five (5) business...days..." Five days' notice is not enough considers that most applicants will mail their notice. If this five days' notice is mailed out over a three day weekend, it is possible that interested parties might not receive notice until the day of the meeting. This certainly would not comply with the spirit of the NPP which is to give people the opportunity to meet with and provide informed input to the applicant. If people feel rushed to provide their input or do not have time to completely understand the proposal, they are more likely to oppose the proposal, not on the development's merits, but due to a lack of knowledge. This would not be a positive outcome for the applicant or the adjacent residents.

Here are my comments regarding Institutional Master Plans for Educational Campuses found in Article 15.

- Article 15.5 Institutional Master Plans for EC and MC Districts section needs stronger requirements for what the institutions need to submit for their Institutional Master Plan (IMP). The IMP requirements do not do enough to show how the institutions will mitigate the negative impacts from developments on their campus on the surrounding area. I would use Boston as an example where the institutions would have to provide proposed future projects, transportation and parking management/mitigation plans, job training analysis, community benefits plan, and additional requirements. See Boston's Zoning Code page 67 of Article 80 for more information: <http://www.bostonredevelopmentauthority.org/pdf/ZoningCode/Article80.pdf>
- Because of the significant impacts that amendments to an IMP could have, the IMP should be subject to the Project NPP requirements in Articles 3 and 4 of the CZO.

Here are my comments concerning concrete production/batching definitions (Article 26) and uses standards for concrete production/batching (Article 20).

- There is no definition of concrete batching or production in Article 26. Article 26 defines concrete batching or production as a "Manufacturing, Heavy" use. However, there are no specific use standards for Heavy Manufacturing uses in Article 20.
  - I would include either a separate definition for concrete batching/production and include use standards in Article 20 that would protect surrounding uses, some of which are adjacent to residential properties, from the negative externalities associated with concrete production; or
  - Include use standards in Article 20 for all Heavy Manufacturing uses, as defined in Article 26, to protect surrounding properties from the negative impacts associated with being near heavy manufacturing.

Here are my comments on the stormwater management section in Article 23.

- I would recommend a scaled approach to regulating properties based on the size of the lot. I think that the 10,000 square foot threshold is appropriate for the full regulations. I would also make small lots subject to the stormwater BMP requirements, but at a lesser standard, maybe 0.5 or 0.75 inches of rainfall per hour.
- To be consistent with the new Urban Water Plan, I would increase the retention target for 1 inch to 1.25 inches of rainfall per hour for properties 10,000 square feet or above.

Here is my comment concerning the zoning map for Planning District 6.

- There is an approximately 20-acre city-owned property located adjacent to the Paris Park Subdivision and across the London Avenue Canal from Dillard University (Parcel Number 41109359 and referred to in the City's property files as the Dillard Tract). This property is currently zoned Single-Family Residential and in the proposed CZO update it is zoned Educational Campus. By rezoning this property, the City would essentially devalue this property, by limiting the potential purchasers of the property to one (Dillard University). In addition, this would allow Dillard to develop this property as it sees fit with little to no input from the community, especially considering how weak the Institution Master Plan requirements are in the proposed CZO. I would encourage the City Planning Commission to maintain the property's single-family residential zoning, or if there are consistency issues with the Master Plan, consider the Regional Open Space zoning designation or another more appropriate zoning designation for a property directly adjacent to a single-family residential properties.

Thank you for taking the time to consider my comments on the draft CZO. Feel free to contact me if you have any questions.

Sincerely,

Nick Kindel  
Committee for a Better New Orleans  
Citizen Participation Project Coordinator  
4902 Canal Street, Suite 300  
New Orleans, LA 70119  
(504) 267-4665  
[nolacpp@gmail.com](mailto:nolacpp@gmail.com)